



Apartment 22, Ravensbourne Court Burtree Drive

Norton Heights, Stoke-On-Trent, ST6 8FF

Spread your wings and fly like a RAVEN over to RAVENSbourne court, as we have an immaculate THIRD FLOOR apartment waiting for you to make your nest. Located on the popular Norton Heights development, this well maintained apartment is perfect for any first time buyer looking to get on the property ladder, or investor looking to expand their portfolio. Boasting open plan living with a spacious lounge/kitchen/diner, modern fitted bathroom and two bedrooms. Externally, the property also benefits from allocated parking. So take flight, fly on down to Dunn and Rate and book your viewing today as this one is also sold with NO UPWARD CHAIN.

£86,000

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- WELL MAINTAINED THIRD FLOOR APARTMENT
- MODERN FITTED BATHROOM
- POPULAR NORTON HEIGHTS DEVELOPMENT
- OPEN PLAN LOUNGE/DINER/KITCHEN
- ALLOCATED PARKING
- LEASEHOLD TENURE
- TWO BEDROOMS
- NO UPWARD CHAIN

COMMUNAL ENTRANCE- THIRD FLOOR

Entrance Hall

13'6" x 3'6" (4.12 x 1.08)

Entrance door, storage cupboard and radiator.

Lounge

13'3" x 11'4" (4.05 x 3.46)

Double glazed French doors with Juliet balcony, TV point and two radiators.

Kitchen

10'1" x 8'4" (3.088 x 2.55)

Double glazed window. Fitted with a range of wall and base storage units with stainless sink unit and side drainer. Coordinating work surface areas with space and plumbing for

fridge/freezer and washing machine. Integrated electric oven with gas hob with extractor hood above. Wall mounted central heating boiler and part tiled walls.

Bedroom One

12'0" x 8'3" (3.68 x 2.54)

Double glazed window, French doors with Juliet balcony. Radiator, TV point and built-in wardrobe/storage space.

Bedroom Two

8'3" x 7'5" (2.53 x 2.28)

Double Glazed window and radiator.

Bathroom

6'7" x 6'3" (2.02 x 1.93)

Fitted with a suite comprising of a bath, with shower over head, wash hand basin and low level W.C. Partly tiled walls, extractor fan and radiator.

External

Communal carpark with allocated parking space.

LEASEHOLD

This property is a leasehold, we are advised that there are 134 years left on the lease. The annual ground rent is £279.29 and the annual service charge is £914.00.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	