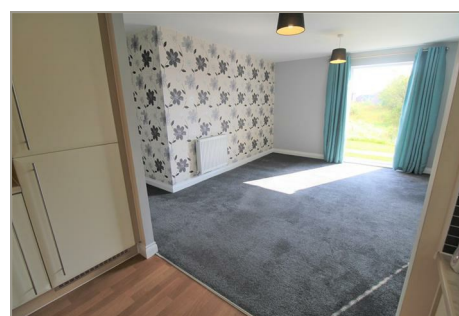
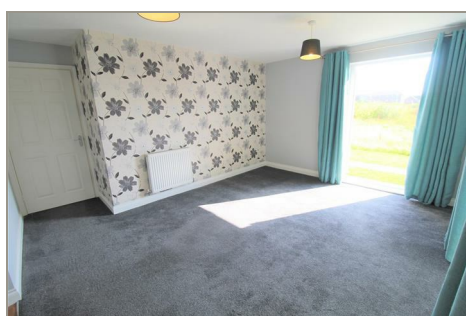




27 Ravensbourne Court Burtree Drive Norton Heights, Stoke-On-Trent, ST6 8FF

Spread your wings and fly like a RAVEN over to RAVENSbourne court, as we have a stunning ground floor apartment waiting for you to make your nest. Located on the popular Norton Heights development, this beautifully 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 double bedroom. Externally the property also benefits from allocated parking. So take flight, fly on high down to Dunn and Rate and book your viewing today!

Offers in the region of £74,950

27 Ravensbourne Court Burtree Drive

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



- GROUND FLOOR
- ONE DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- BEAUTIFULLY MAINTAINED APARTMENT
- FAMILY BATHROOM
- LEASEHOLD PROPERTY
- NO UPWARD CHAIN
- BEAUTIFUL VIEWS
- POPULAR LOCATION

Entrance Hall

9'3" x 7'10" (2.83 x 2.40)

A composite front door, radiator and door leading to storage cupboard.

Lounge

14'7" x 14'1" (4.45 x 4.31)

Patio doors to the side and rear aspect. Two radiators and television point.

Kitchen

10'2" x 5'6" (3.10 x 1.70)

A double glazed window to the side aspect. Fitted with wall and base units and inset stainless steel bowl sink unit with drainer.

Work surface areas and partly tiled walls. Integrated appliances include electric oven, gas hob with cookerhood above, washer/dryer, dishwasher and fridge/freezer. Cupboard housing combi boiler.

Bedroom One

10'9" x 10'8" (3.29 x 3.27)

A double glazed window to the rear aspect, radiator and fitted wardrobes.

Bathroom

7'6" x 5'8" (2.31 x 1.75)

The bathroom suite comprises of a low level W.C, wash hand

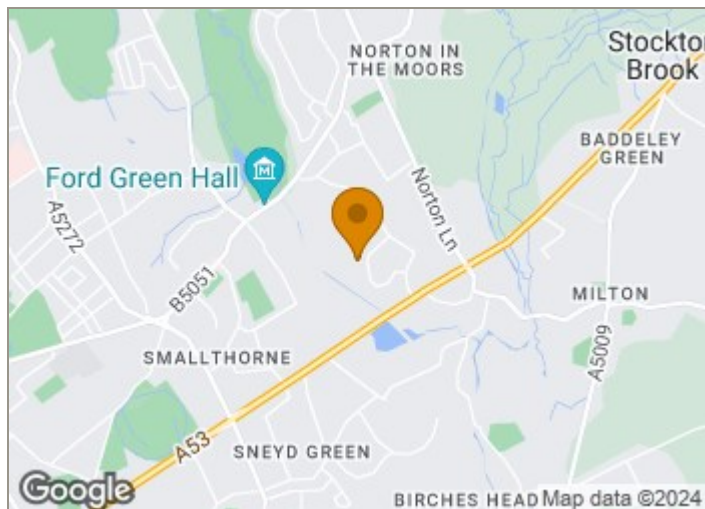
basin, bath with mixer tap and over head shower. Partly tiled walls and radiator. Extractor fan and shaver point.

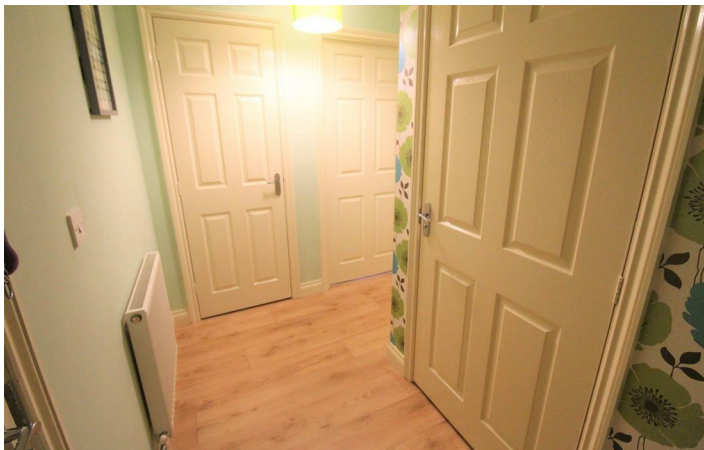
Externally

The property has one allocated parking space.

TENURE- LEASEHOLD

There is 89 years left on the lease. The service charge is £360 every 6 months and the ground rent is £274 yearly.





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		
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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	Current	Potential		Current	Potential
	84	85		83	84