



12 Longfellow Close

Norton Heights, Stoke-on-Trent, ST6 8FB

Luck is when opportunity knocks and you answer the door! Well my happy home hunters the opportunity has just presented itself in the form of this beautiful, stylish two bedroom apartment so you best be ready to answer! Located in the popular Norton Heights development, this recently decorated and spacious second floor apartment is an ideal investment or first time buyer purchaser. Boasting versatile open plan living with lounge/diner and modern fitted kitchen, two double bedrooms and contemporary bathroom suite. Externally the apartment has the benefit of allocated off road parking. So when opportunity knocks, don't forget to open the door because behind it will be your new home. Call today for more information or to book a viewing.

Offers in the region of £85,950

12 Longfellow Close

Norton Heights, Stoke-on-Trent, ST6 8FB



- BEAUTIFUL SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LEASEHOLD PROPERTY
- OPEN PLAN LOUNGE/KITCHEN
- CONTEMPORARY BATHROOM
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- ALLOCATED PARKING
- EARLY VIEWING IS A MUST

Entrance Hall

The property has a fire guarded entrance door. Intercom. Radiator. Large storage cupboard.

Open Plan Lounge/Dining/Kitchen

19'3" x 13'6" (5.87 x 4.14)

Lounge Area

Double glazed french doors overlook the front aspect and a double glazed window overlooks the side aspect. Two radiators. Modern wall mounted electric fire.

Kitchen Area

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Integrated electric

oven with four ring gas hob over and cooker hood above. Coordinating work surface areas and steel splash back with partly tiled walls. Space for fridge/freezer and plumbing for washing machine.

Bedroom One

19'1" x 11'1" (5.84 x 3.38)
Two double-glazed windows overlook the rear. Radiator. Television point.

Bedroom Two

13'6" x 10'11" (4.14 x 3.35)
A double glazed window overlooks the front aspect. Radiator.

Bathroom

White suite comprising panelled bath having glass shower screen

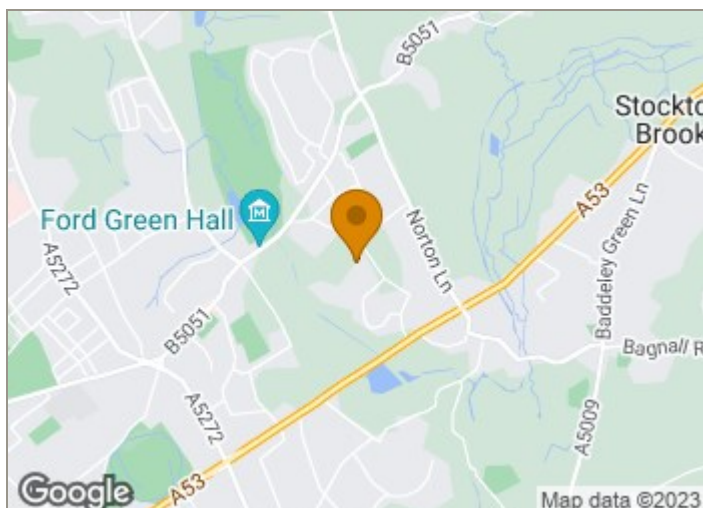
and shower over, low-level W.C, wash hand basin. Partly tiled walls. Radiator.

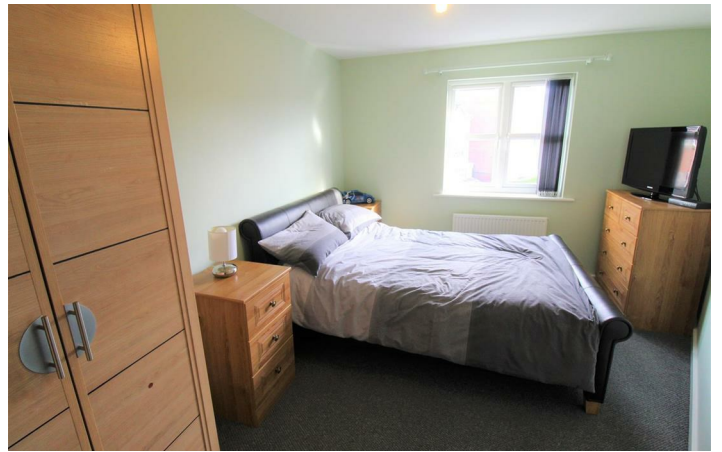
External

Allocated parking space to the rear.

Tenure Details

The property is leasehold. There is currently 983 years left on the lease. Ground Rent £319.00 per annum and Service Charge is £100.00 per month. (March 2020)





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix 10/2020

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

