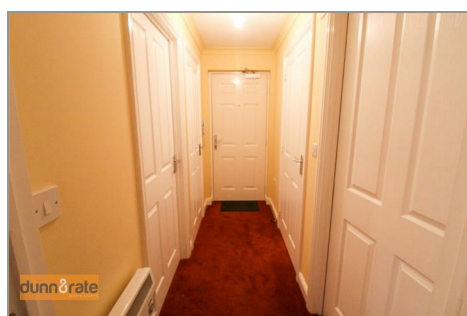




857 Leek New Road

Baddeley Green, Stoke-On-Trent, ST2 7HQ

Its not always how big the house is, its how happy the home is! And this beautiful and spacious GROUND floor apartment is waiting for a new owner to call it their own. Boasting modern, open plan living with a large lounge/diner, modern fitted kitchen, two bedrooms and a contemporary bathroom. Externally, the property benefits from allocated parking. Sold with no upward chain and located in the popular area of Baddeley Green, its the perfect first time buyer, investor or anyone looking to downsize. Make this your next home and call us today to book a viewing.

£90,000

857 Leek New Road

Baddeley Green, Stoke-On-Trent, ST2 7HQ



- IMMACULATE GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- FITTED KITCHEN
- MODERN FITTED BATHROOM
- NO UPWARD CHAIN
- SPACIOUS LOUNGE/DINER
- TWO ALLOCATED PARKING SPACES
- LEASEHOLD CHARGES APPLY

GROUND FLOOR

Entrance Hall

9'11" x 2'11" (3.04 x 0.90)

A door to the side aspect. Wall mounted electric heater and storage cupboard.

Lounge/Diner

21'3" x 11'5" (6.50 x 3.48)

Two double glazed windows to the front aspect. Wall mounted electric heater and TV and telephone point.

Kitchen

9'11" x 7'5" (3.04 x 2.27)

A double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink

unit with side drainer and coordinating work surface areas. Integrated electric oven and electric hob with cooker hood above. Washing machine and fridge/ freezer, wall mounted electric heater. Storage cupboard housing hot water tank.

Bedroom

5.26 x 3.50 (max) (1.52m.7.92m x 0.91m.15.24m (max))

A double glazed window to the rear aspect. Wall mounted electric heater and fitted wardrobes.

Bedroom

10'3" x 7'6" (3.13 x 2.30)

A double glazed window to the front aspect. Wall mounted electric heater

Bathroom

6'11" x 5'10" (2.12 x 1.78)

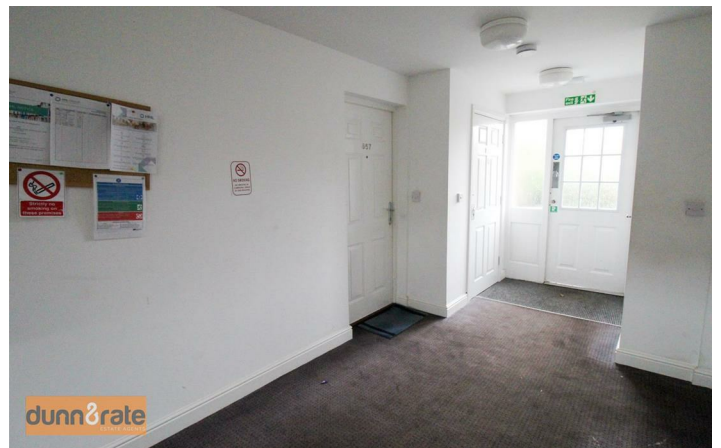
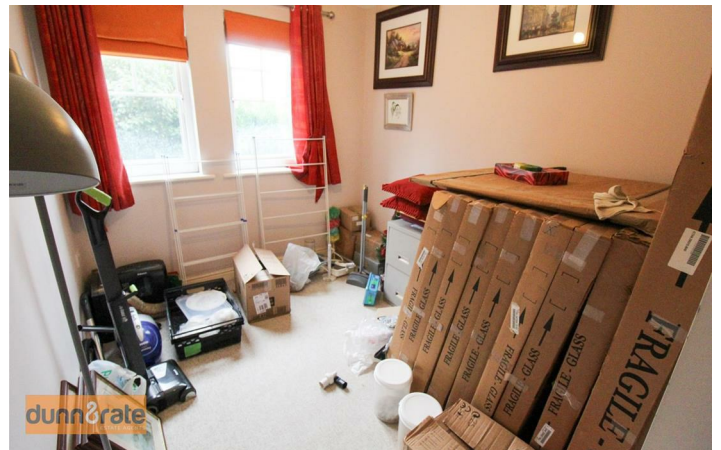
White fitted suite comprising panelled bath with shower over, wash hand basin and low level W.C. Partly tiled walls, extractor fan and shaver point. Wall mounted electric heater.

EXTERIOR

The property offers two allocated parking spaces to the rear.

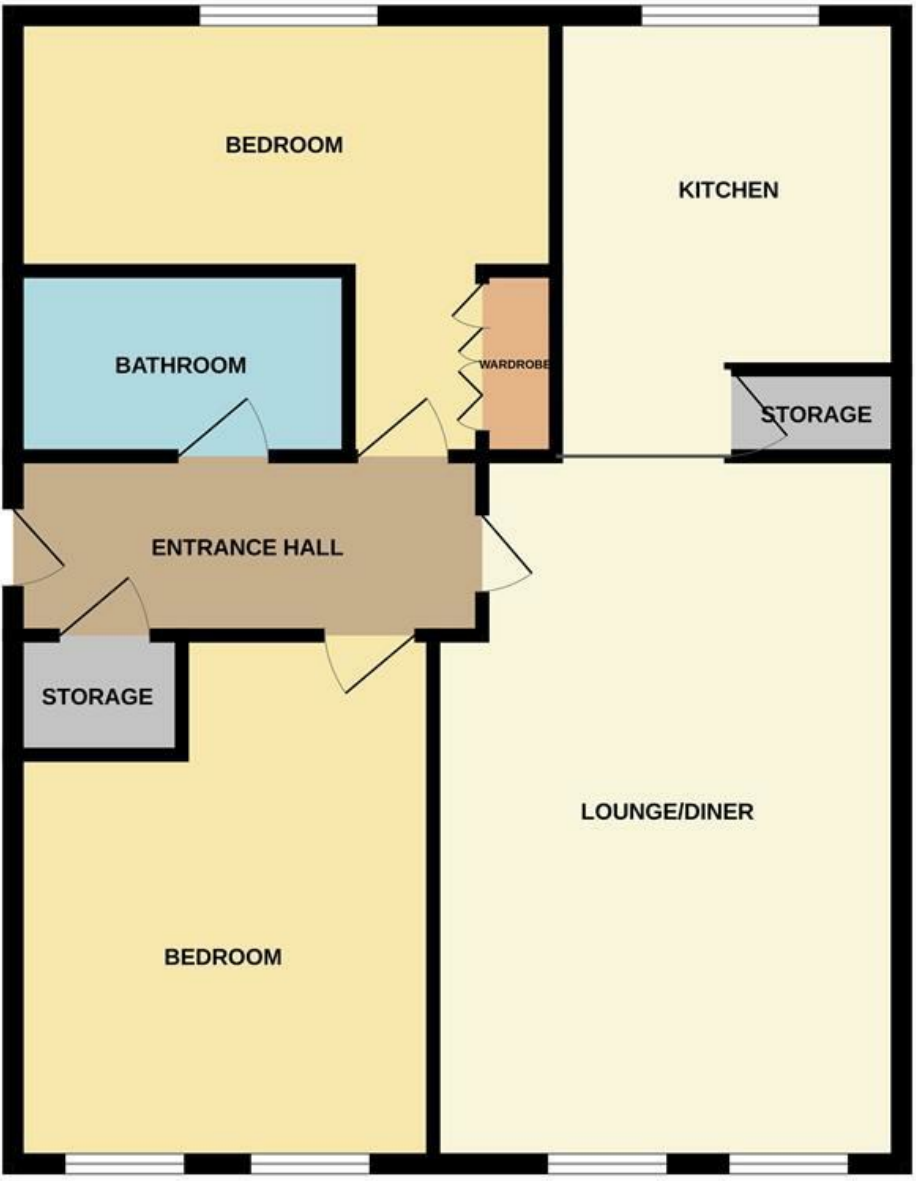
Tenure Details- Leasehold

The property has 150 years left on the lease as of 1 January 2005. The ground rent is currently £315.00 per year and the service charge is £2,124.70 per year.



Floor Plan

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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