



10 Bellingham Grove

Sneyd Green, Stoke-On-Trent, ST1 6UX

Luck is when opportunity knocks and you answer the door! Well my happy home hunters the opportunity has just presented it 'self in the form of this spacious one bedroom apartment, so you best be ready to answer! Located in the popular area of Sneyd Green down a quiet and private cul-de-sac. This apartment is situated on the GROUND FLOOR, and comprises an open plan lounge/diner and fitted kitchen, a double bedroom and modern bathroom. The property also benefits from an enclosed rear garden laid to paving and allocated parking to the frontage. Sold with no upward chain arrange your viewing today, to avoid disappointment!

£72,500

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- IMMACULATE GROUND FLOOR APARTMENT
- DOUBLE BEDROOM
- FULLY ENCLOSED REAR GARDEN
- LEASEHOLD TENURE

- OPEN PLAN LOUNGE/DINER/KITCHEN
- MODERN FITTED BATHROOM
- POPULAR LOCATION

- FITTED KITCHEN
- ALLOCATED PARKING
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

12'3" x 3'1" (3.74 x 0.96)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard and wall mounted electric heater.

Lounge/Diner

15'0" x 10'6" (4.58 x 3.22)

Double glazed patio door leads out to the rear garden. Television point. Wall mounted electric heater. Open plan into kitchen.

Kitchen

8'9" x 6'0" (2.69 x 1.84)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls and flooring. Freestanding electric cooker and space and plumbing for

fridge/freezer and washing machine. Kick board electric floor heater.

Bedroom One

11'9" x 7'9" (3.60 x 2.37)

A double glazed window overlooks the rear aspect. Built in storage shelves and electric wall mounted heater.

Bathroom

8'7" x 5'2" (2.63 x 1.59)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and tiled flooring, extractor fan and wall mounted electric heater.

EXTERIOR

To the front the property has an allocated parking space. To the rear the garden is fully enclosed with a paved patio area, raised slated

border and summerhouse. Enclosed with panelled fencing.

TENURE - LEASEHOLD

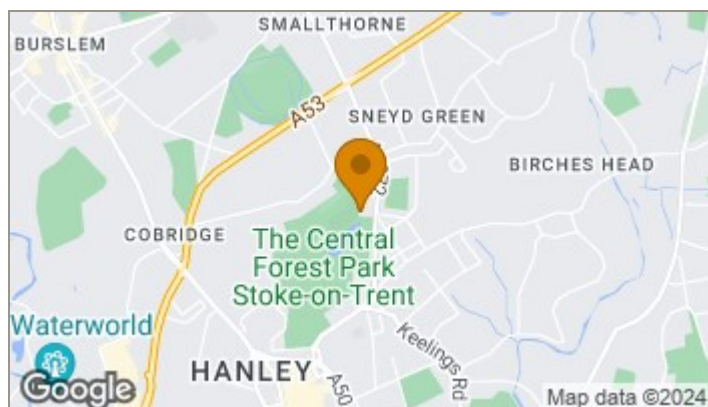
The property is a leasehold, there are 971 years left on the lease.

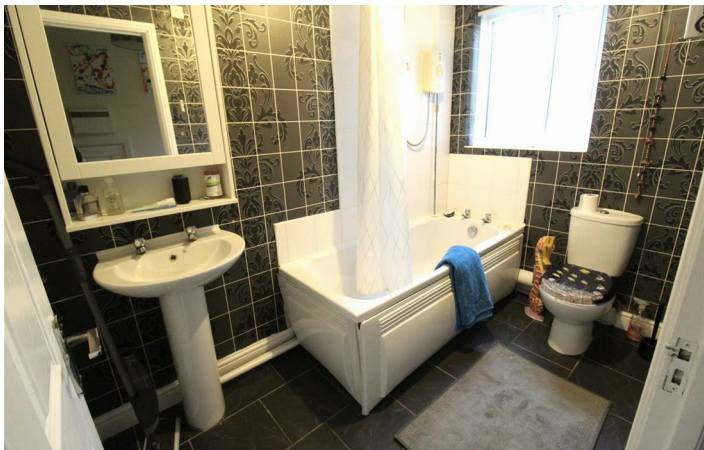
The rent payable to the management company is currently £400 per year, paid in two instalments of £200, in April and October.

The service charge for the maintenance of the grounds, insurance and waste is £400 per year, paid in two instalments of £200.

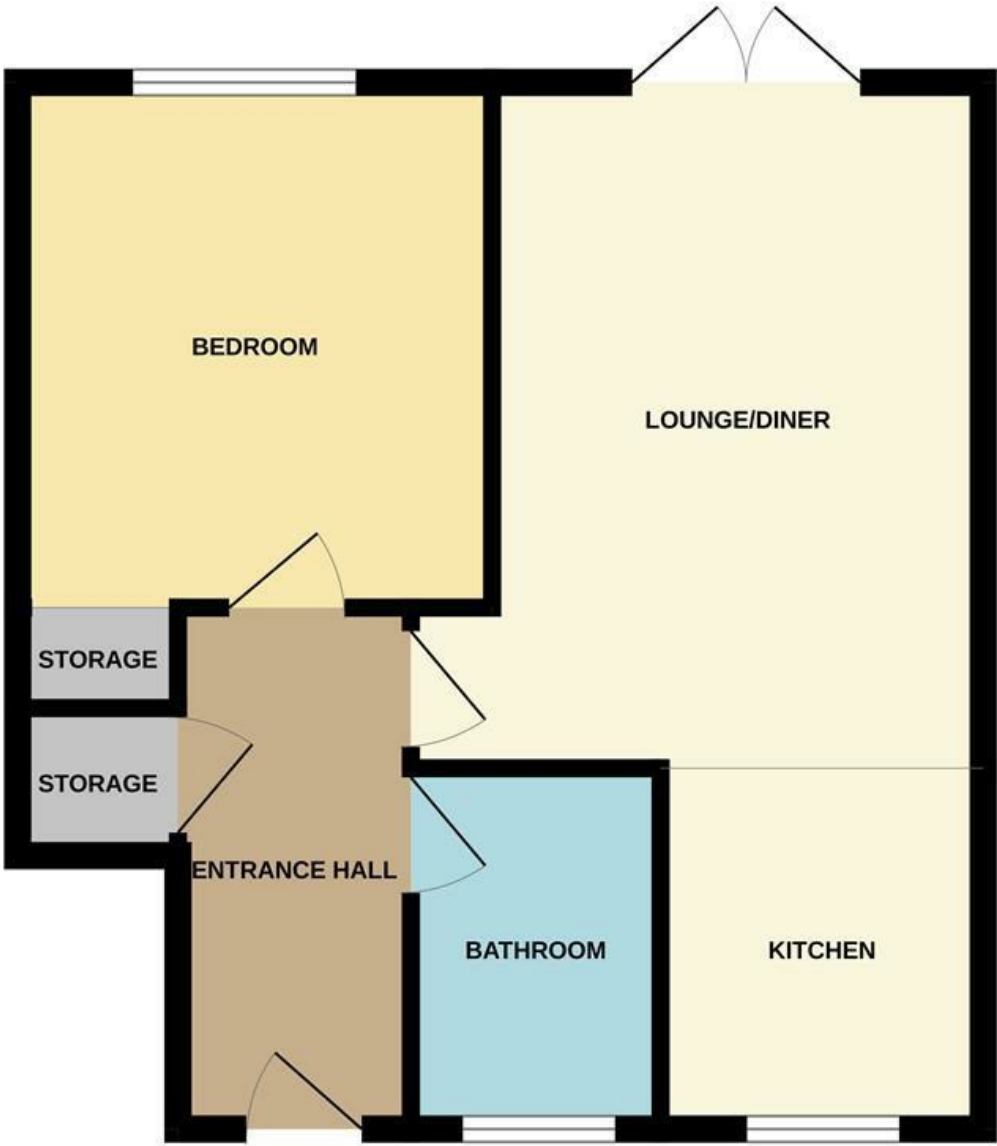
AGENTS NOTES

The property benefits from a newly installed video alarm system as well as a water pressure pump.





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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