



36 Hayeswood Grove

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

They say its better to make HAY while the sun shines! Well the sun is beaming over this stunning second floor apartment on HAYeswood Grove, so you better make haste and secure it before someone else does. Located on the extremely popular Norton Heights development this spacious apartment is immaculate throughout. The accommodation on offer comprises an open plan lounge/kitchen/diner area complete with under floor heating and Juliet balconies, two bedrooms with the master bedroom having an en-suite and a family bathroom. Externally the property benefits from allocated parking which is within a gated development. Situated on the Norton Heights development close to local amenities, excellent schooling and canal towpaths. Who needs the sun to make HAY come take a look at HAYeswood Grove. Call today to book a viewing.

£109,950

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- STUNNING SECOND FLOOR APARTMENT
- EN-SUITE TO MASTER BEDROOM
- POPULAR LOCATION
- OPEN PLAN LOUNGE/KITCHEN/DINER
- CONTEMPORARY FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- ALLOCATED PARKING
- LEASEHOLD PROPERTY

Entrance Hall

The property has an entrance door to the side aspect. Two storage cupboard one housing hot water cylinder. Electric wall mounted heater. Loft access hatch.

Open Plan Lounge/Diner/Kitchen

23'9" x 10'11" (7.25 x 3.35)

Lounge Area

Double glazed doors overlook the front aspect and open onto a Juliet balcony. Television point and under floor heating.

Kitchen/Diner Area

Double glazed doors overlook the side aspect and open onto a Juliet balcony. 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. Integrated electric oven and hob with cooker hood above, fridge/freezer and plumbing for washing machine. Under floor heating. Space for table and chairs.

Bedroom One

11'7" x 10'3" (3.54 x 3.14)

A double glazed window overlooks the front aspect. Television point. Wall mounted electric heater.

En-Suite

6'1" x 5'2" (1.86 x 1.58)

Fitted with a suite comprising a double shower unit, low level W.C and wash hand basin. Ladder style heated towel rail. Partly tiled walls and extractor fan.

Bedroom Two

12'4" x 6'11" (3.76 x 2.12)

A double glazed window overlooks the front aspect. Fitted wardrobes with sliding doors. Work surface areas with space for tumble dryer and extra fridge. Electric heater.

Bathroom

6'8" x 5'5" (2.05 x 1.67)

Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Ladder style heated towel rail.

Parking

The property has an allocated parking space. There are also four visitor spaces on the development.

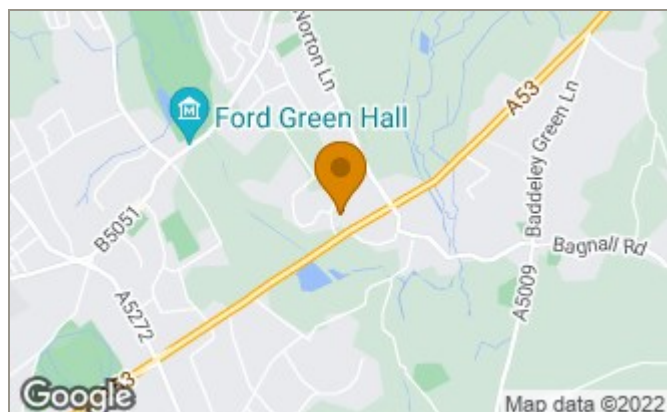
Council Tax Band

Council Tax Band B

Purchaser should seek confirmation prior to completion

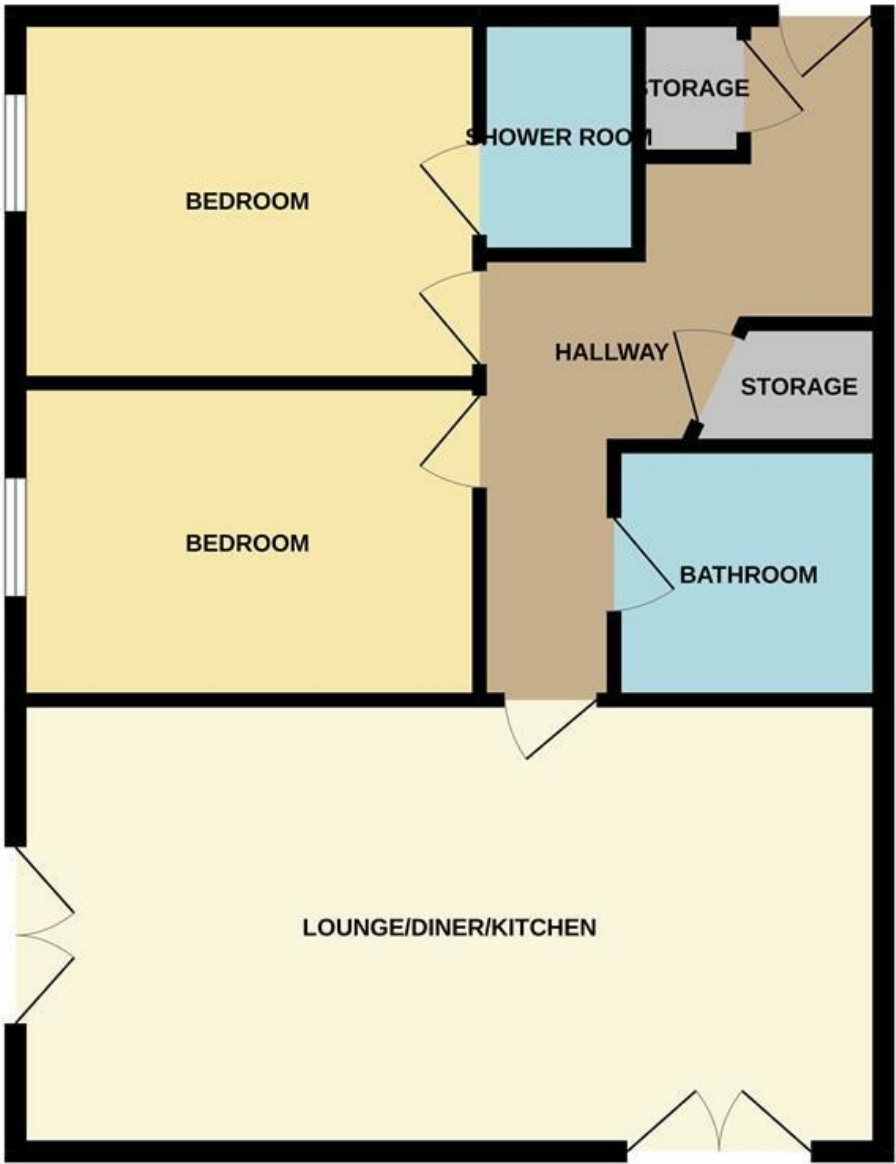
Tenure

The apartment has approximately 980 years left on the lease. The current ground rent is £120.00 per annum and the service charge is £108.00 per month.





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	