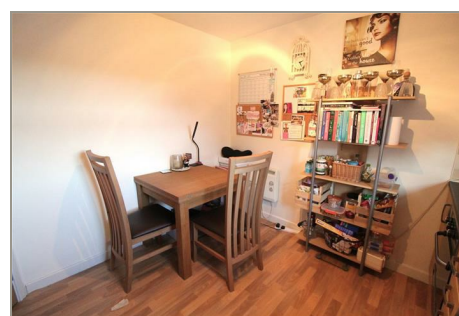
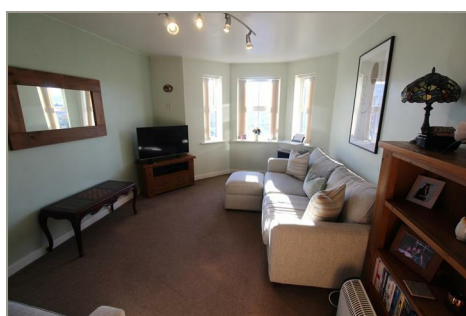




7 Fairfax Close

Biddulph, Stoke-On-Trent, ST8 6ER

All's FAIR in love and war! Well you wait because you are bound to fall head over heels in love with this immaculate first floor apartment on FAIRfax Close. Time to battle and make this one yours, as this well maintained property is move in ready. The accommodation comprises a large lounge with bay window, modern fitted kitchen/diner, a double bedroom with built in storage and a contemporary bathroom. Externally the property benefits from allocated parking. Located in the popular town of Biddulph this apartment is positioned centrally within walking distance to local amenities and schooling. Are you FAIR game? Call today to book your viewing. Please note this is property is leasehold tenure.

Offers in the region of £94,950

7 Fairfax Close

Biddulph, Stoke-On-Trent, ST8 6ER



- IMMACULATE FIRST FLOOR APARTMENT
- DOUBLE BEDROOM
- LOCATED IN TOWN CENTRE
- LARGE LOUNGE
- CONTEMPORARY BATHROOM
- LEASEHOLD TENURE
- MODERN FITTED KITCHEN/DINER
- ALLOCATED PARKING

Entrance Hall

The property has a entrance door to the side aspect. Wall mounted electric heater. Storage cupboard housing hot water cylinder.

Lounge

16'9" x 10'5" (5.12 x 3.19)
A double glazed bay window overlooks the front aspect with a double glazed window to the side aspect. Television point and wall mounted electric heater.

Kitchen/Diner

9'8" x 9'7" (2.97 x 2.93)
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. Coordinating work surface areas and partly tiled

walls. Integrated electric oven with electric hob over and cooker hood above. Space and plumbing for fridge/freezer and washing machine. Wall mounted electric heater. Space for table and chairs.

Bedroom One

14'5" x 7'11" (4.41 x 2.42)
A double glazed window overlooks the front aspect. Fitted with wardrobes and over the bed space storage cupboards. Wall mounted electric heater.

Bathroom

6'6" x 5'6" (2.00 x 1.68)
Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Wall mounted electric heater.

EXTERIOR

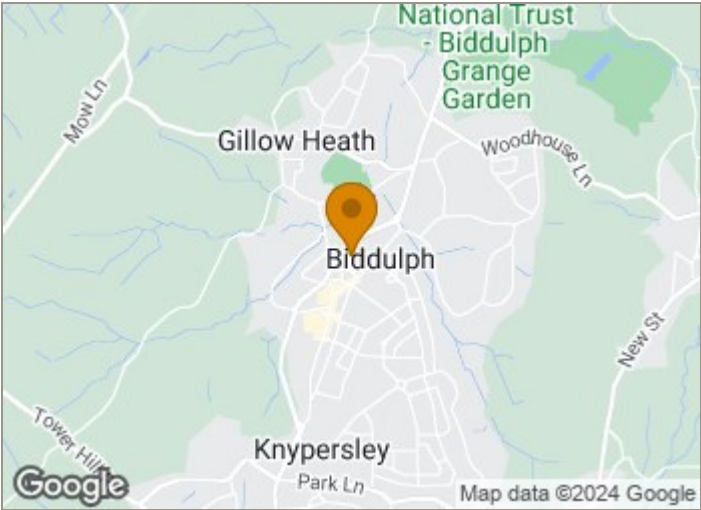
Allocated parking space.

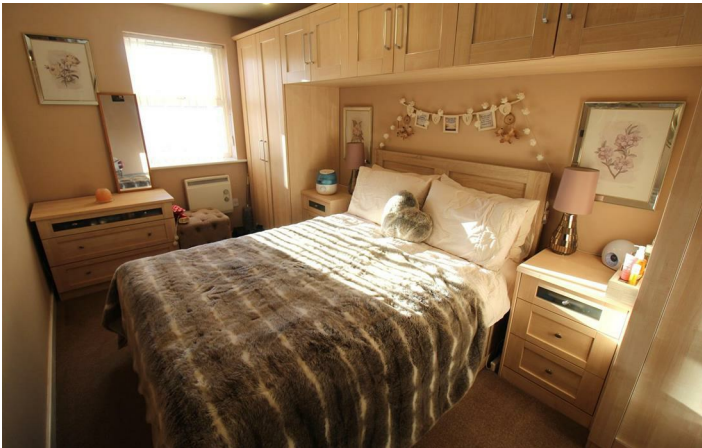
Leasehold Tenure

The property has a 250 year lease starting from April 2004.

The annual service charge up until 31/03/24 is £1002.38, currently paid in equal instalments monthly.

The annual ground rent charge payable in January is £100.





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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