Debra TIMMIS
YOUR PERSONAL ESTATE AGENT

Topgate Drive Hanley Stoke-On-Trent ST1 3SG







Offers In The Region Of £55,000

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Topgate Drive, Hanley, Stoke-On-Trent, ST1 3SG

A ground floor apartment with MODERN LIVING -
with an OPEN PLAN KITCHEN perfect for cooking -
Cosy accommodation all the way through -
Be QUICK for this one there will be a queue -
With a spacious SHOWER ROOM -
Having a lovely MODERN bedroom -
You will get your own ALLOCATED PARKING SPACE to the rear -
To allow you to park your car so very near -
Whether you are a FIRST TIME BUYER or ready to RETIRE -
Call DEBRA TIMMIS ESTATE AGENTS to enquire -

Located in the popular area of Topgate Drive, Hanley, this charming one-bedroom ground floor apartment presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts a well-designed open-plan lounge and kitchen, creating a welcoming atmosphere perfect for both relaxation and entertaining.

The apartment features a spacious bedroom, ideal for restful nights, and a shower room that adds to the overall appeal. With the benefits of double glazing and central heating, you can enjoy a warm and inviting environment throughout the year.

Situated in a convenient location, this property is within easy reach of local amenities, ensuring that everything you need is just a stone's throw away. Whether you are a first-time buyer or looking to downsize, this apartment offers a practical and stylish living solution.

Importantly, there is no upward chain, making the purchasing process straightforward and hassle-free. We highly recommend viewing this delightful apartment to fully appreciate its charm and potential. Don't miss out on this fantastic opportunity to make it your own.

Ground Floor

Open/Plan Lounge/Kitchen
17'10" x 9'4" (5.44 x 2.85)



Lounge Area
Double glazed entrance door. UPVC window to front elevation. Wood effect laminate flooring. Radiator. Ceiling spotlight.



Kitchen Area
Range of modern base units. Single drainer sink unit with mixer tap. Electric oven with two ring electric hob. Space for fridge. Worktop. Storage cupboard.

Shower Room
6'1" x 4'3" (1.87 x 1.32)
Suite comprises, shower cubicle housing with shower, pedestal wash hand basin and low level.

Radiator. Cupboard with plumbing for automatic washing machine. Tiled floor.





Bedroom One

11'5" x 9'3" (3.50 x 2.84)

Double glazed window. Radiator.

Externally

Allocated parking.

Agents Notes

Leasehold approx. 104 years remaining.
Management fee Approx. £80.00 PA
Service Charge Approx. £208.00 per month to include the gas/electric/water charges
Please note that this information has been provided by the current owner, any interested parties are advised to make their own enquiries.

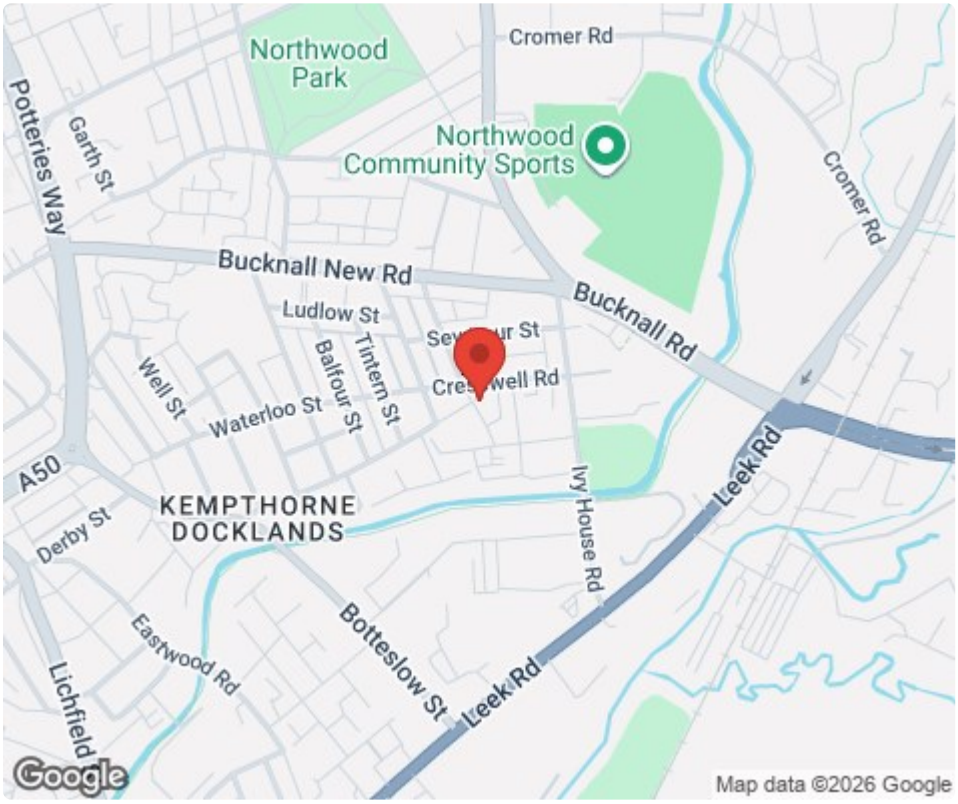


Approx Gross Internal Area
32 sq m / 343 sq ft

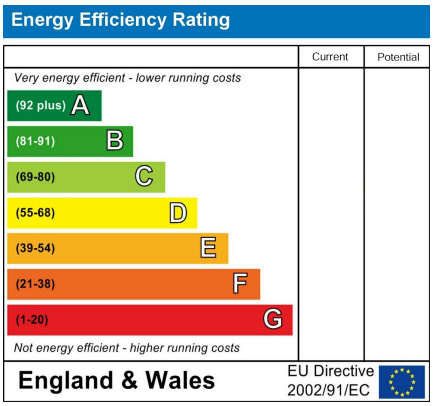


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Leasehold
Council Tax Band: A



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