

Longfellow Close Norton Heights Stoke-On-Trent ST6 8FB



Offers In The Region Of £95,000

Longfellow Close, Norton Heights, Stoke-On-Trent, ST6 8FB

A stylish APARTMENT on the GROUND Floor -
entered through a communal door -
There's two bedrooms with plenty of space -
A beautiful lounge/kitchen to embrace -
You'll get your own ALLOCATED PARKING SPACE -
Interested? then there's no time to waste –
Ring DEBRA TIMMIS ESTATE AGENTS, pick up your phone -
and make this your dream home

Welcome to this well-presented and stylish ground floor apartment, nestled in the sought-after area of Longfellow Close, Norton Heights. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for first-time buyers, downsizers, or investors alike. Upon entering, you are greeted by a welcoming entrance hall that leads into an open-plan lounge and kitchen area, creating a spacious and inviting atmosphere. The design is both practical and aesthetically pleasing, perfect for entertaining guests or enjoying a quiet evening at home. The apartment boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The modern shower room is tastefully designed, ensuring a refreshing start to your day.

One of the standout features of this property is the allocated parking, offering convenience and peace of mind. Additionally, the absence of any upward chain means that you can move in without delay, making this an attractive option for those looking to settle in quickly. Situated in a popular location, this apartment is close to local amenities and transport links, ensuring that you have everything you need within easy reach. Viewing is highly recommended to fully appreciate the charm and appeal of this lovely home. Don't miss the opportunity to make this stylish apartment your own.

Communal Entrance

With access to the apartment.

Entrance Hall

With useful storage cupboard.

Open-Plan Lounge/Kitchen

19'6" x 11'1" (5.96 x 3.40)

Irregular shaped room comprises;

Lounge Area

Double glazed window. Two radiators. Open access to the Kitchen area.

Kitchen Area

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob with extractor hood above and built-in oven. Integrated dishwasher and plumbing for automatic washing machine. Stainless

steel sink with single drainer and mixer tap. Wall mounted unit housing gas central heating boiler. Inset ceiling spot lights. Double glazed window.

Bedroom One

15'0" x 11'0" (4.58 x 3.37)

Double glazed window. Radiator.



Bedroom Two

13'3" x 9'10" (4.04 x 3.02)

Double glazed window. Radiator.



Shower Room

6'6" x 6'0" (2.00 x 1.83)

Stylish suite comprises, walk-in shower with mains shower, pedestal wash hand basin and low level WC. Radiator. Extractor fan.



Externally
Allocated parking.



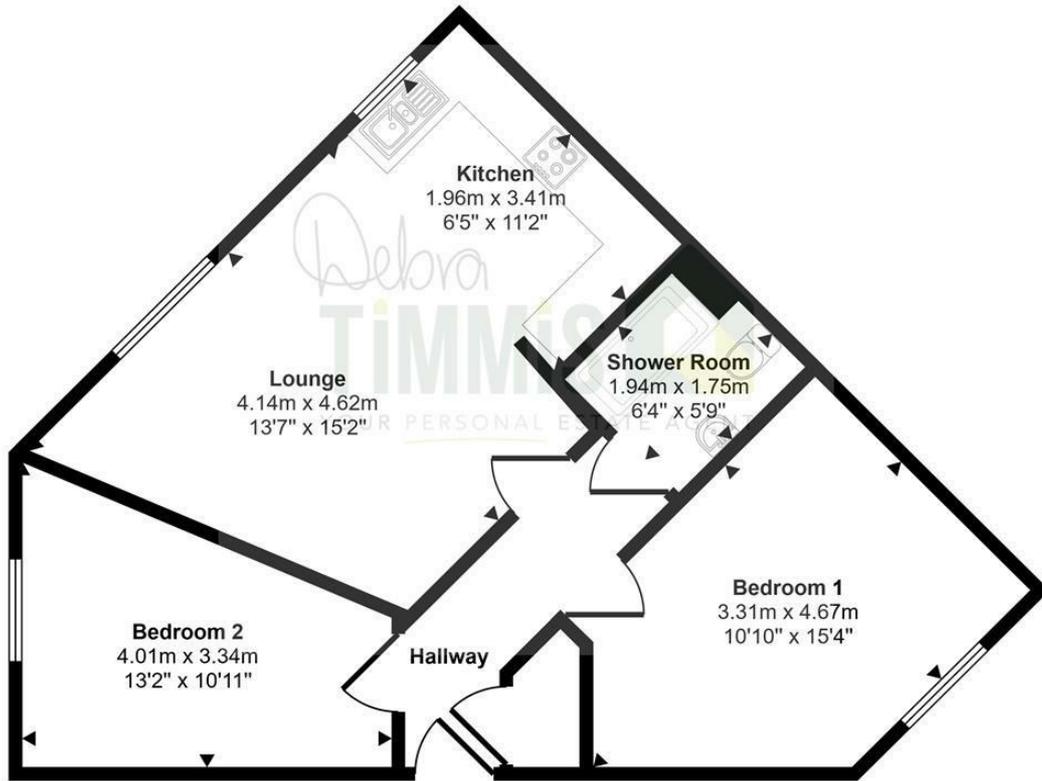
Agents Notes

Leasehold property, we have been advised that the ground rent is £300.00 PA and there is a service charge £134.00 PM. Any interested parties are advised to make their own enquires as this information could be subject to charge. Length of lease 999 from 1st April 2007 approx.

Please note measurements to the property are approximate due to the irregular shaped rooms.

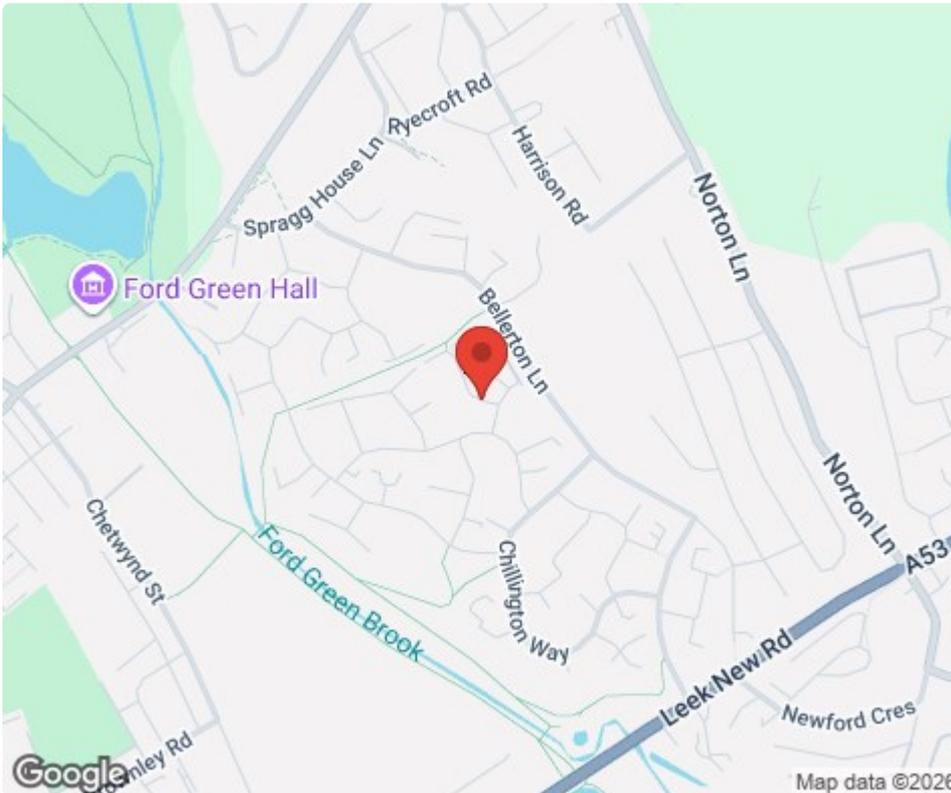


Approx Gross Internal Area
56 sq m / 602 sq ft



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: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.