

Burtree Drive Norton Heights Stoke-On-Trent ST6 8FF



Offers In The Region Of £85,000

Burtree Drive, Norton Heights, Stoke-On-Trent, ST6 8FF

A beautiful APARTMENT on the GROUND Floor -
entered through a communal door -
There's one bedrooms with plenty of room -
A FITTED KITCHEN & MODERN BATHROOM –
STUNNING lounge with room for a table & chairs-
Could this apartment be the answer to all your prayers -
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

Nestled in the desirable area of Norton Heights, this beautifully presented ground floor apartment offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious hallway that leads to an inviting open-plan lounge and kitchen. The lounge is bathed in natural light, thanks to two sets of French doors that open directly onto a charming grassland area, creating an ideal space for relaxation or entertaining.

The fitted kitchen is equipped with integrated appliances, making it both stylish and functional for all your culinary needs. This flat features one generously sized bedroom, providing a peaceful retreat, along with a well-appointed bathroom that caters to your daily needs. The property benefits from double glazing and central heating, ensuring a warm and cosy atmosphere throughout the year.

Additionally, the flat includes allocated parking for your convenience and is offered with no upward chain, making it an attractive option for both first-time buyers and investors alike. The communal entrance is secured with a telecom entry system, adding an extra layer of safety and peace of mind.

With its appealing features and prime location, this property is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this delightful apartment has to offer.

Communal Entrance

Entrance Hallway

Useful storage cupboard. Radiator.

Open-Plan Lounge/Kitchen



Lounge Area

14'9" x 11'5" (4.50 x 3.50)

Two double glazed French doors with access to outside. Two radiators. Open access to the kitchen.



Kitchen Area

10'2" x 5'7" (3.11 x 1.71)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integral appliances include, fridge/freezer, dishwasher, washing machine, four ring gas hob, extractor hood and built-in oven. Stainless steel sink with single drainer and mixer tap. Part tiled splash backs. Gas central heating boiler. Double glazed window.

Bedroom One

10'9" x 8'7" (3.28 x 2.64)

Double glazed window. Radiator.



Bathroom

7'6" x 5'8" (2.31 x 1.75)

White suite comprises panel bath with mains shower over, pedestal wash hand basin and low level WC. Heated towel rail. Extractor fan. Radiator.



Agent Notes

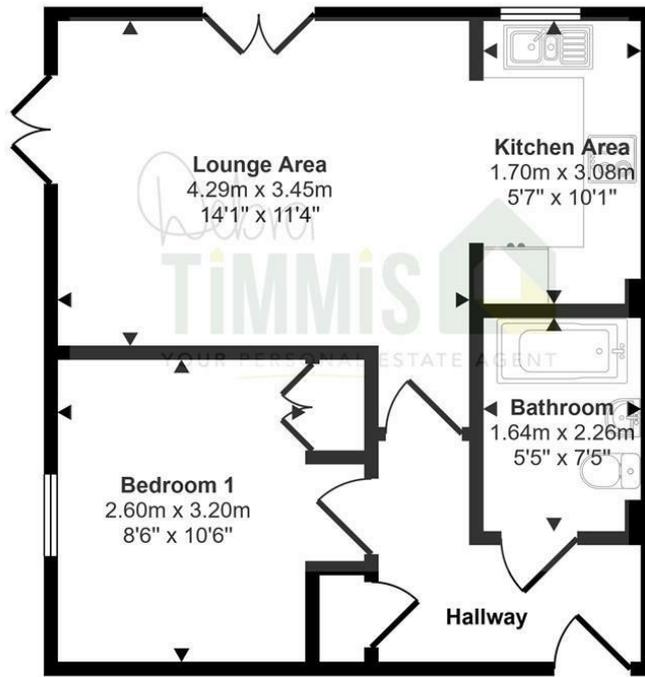
Leasehold - The service charge £675.00 per half yearly and ground rent £274.00 per year. We are awaiting for the length of the lease. Please note any interested parties are advised to make their own enquires as this information could be subject to change.

Externally

Allocated parking.



Approx Gross Internal Area
42 sq m / 451 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	

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