

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



Offers In The Region Of £85,000

FIRST FLOOR APARTMENT ready to view-
BEAUTIFULLY PRESENTED all the way through -
TWO BEDROOMS, MODERN BATHROOM & LOUNGE/FITTED KITCHEN -
this apartment is ready to move in -
ideal as a STARTER home -
to view you need to pick up the phone -
book yourself an appointment to view -
DEBRA TIMMIS ESTATE AGENTS can arrange this for you.

Nestled in the sought-after area of Norton Heights, this well-presented first-floor apartment offers a delightful living experience. With two spacious bedrooms, this property is perfect for first-time buyers, couples, or those looking to downsize. Upon entering, you are greeted by a welcoming entrance hallway that leads into an open-plan lounge and fitted kitchen. This modern layout creates a bright and airy atmosphere, ideal for both relaxation and entertaining. The kitchen is equipped with contemporary fittings, making it a joy to cook and dine in. The apartment features a well-appointed bathroom, ensuring comfort and convenience for its residents. With double glazing throughout, you can enjoy a peaceful environment while benefiting from energy efficiency. Central heating adds to the warmth and comfort, making this home inviting all year round.

Additionally, the property comes with allocated parking, a valuable asset in this popular location. With no upward chain, the process of moving in can be seamless and straightforward. We highly recommend viewing this charming apartment to fully appreciate its appeal and the lifestyle it offers. Don't miss the opportunity to make this lovely home your own in the vibrant community of Norton Heights.

Communal Entrance

With access to the stairs to the first floor.

Entrance Hallway

Laminate flooring. Useful storage cupboard. Radiator.



Open-Plan Lounge/Kitchen

19'10" x 13'10" max (6.05 x 4.23 max)

Irregular shaped room comprises;



Lounge Area

Double glazed French doors with access to the Juliet balcony. Two radiators. Open access into 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, extractor hood and built in oven. Stainless steel single sink, mixer tap and single drainer. Cupboard housing gas central heating boiler. Double glazed window. Inset ceiling spot lights. Space for appliances.

Bedroom One

18'11" max x 11'1" (5.78 max x 3.38)

Irregular shaped room. Two double glazed windows. Radiator.



Bedroom Two

13'2" x 10'2" max (4.02 x 3.10 max)

Irregular shaped room. Double glazed window. Radiator.



Externally

Allocated parking.

Agents Notes

Leasehold property, we have been advised that the ground rent is £350.00 PA and there is a service charge £134.20 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.

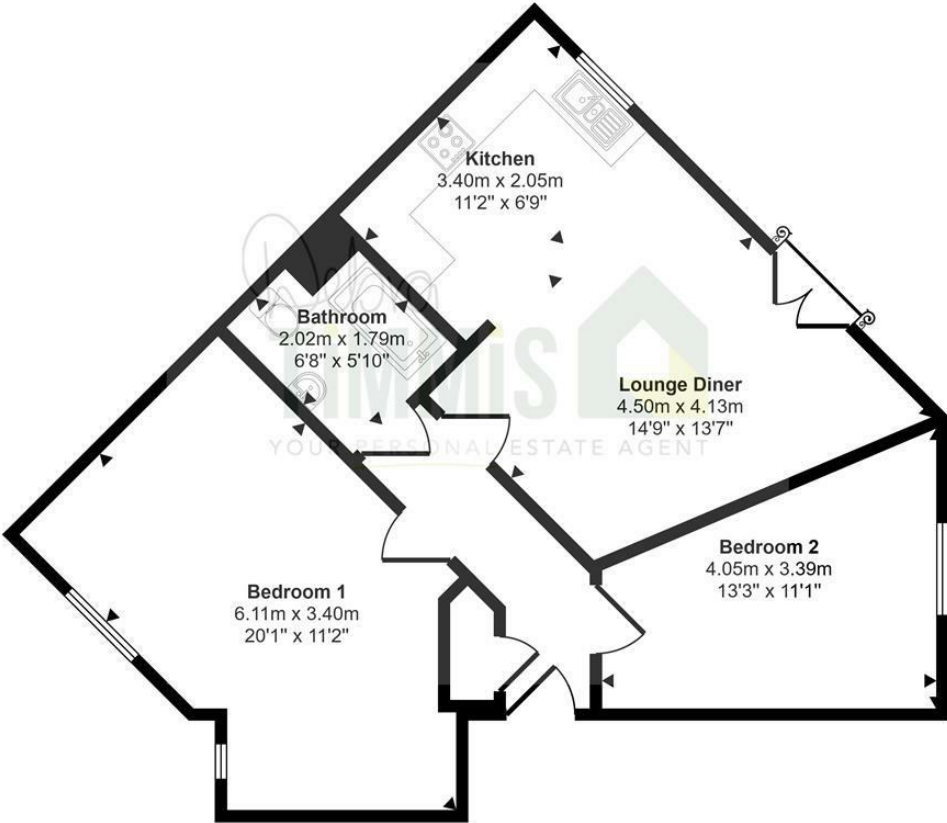
Bathroom

6'6" x 5'10" (2.00 x 1.80)

Suite comprises, panelled bath with mains shower over, vanity wash hand basin and low level WC. Part tiled splash backs. Inset ceiling spot lights.

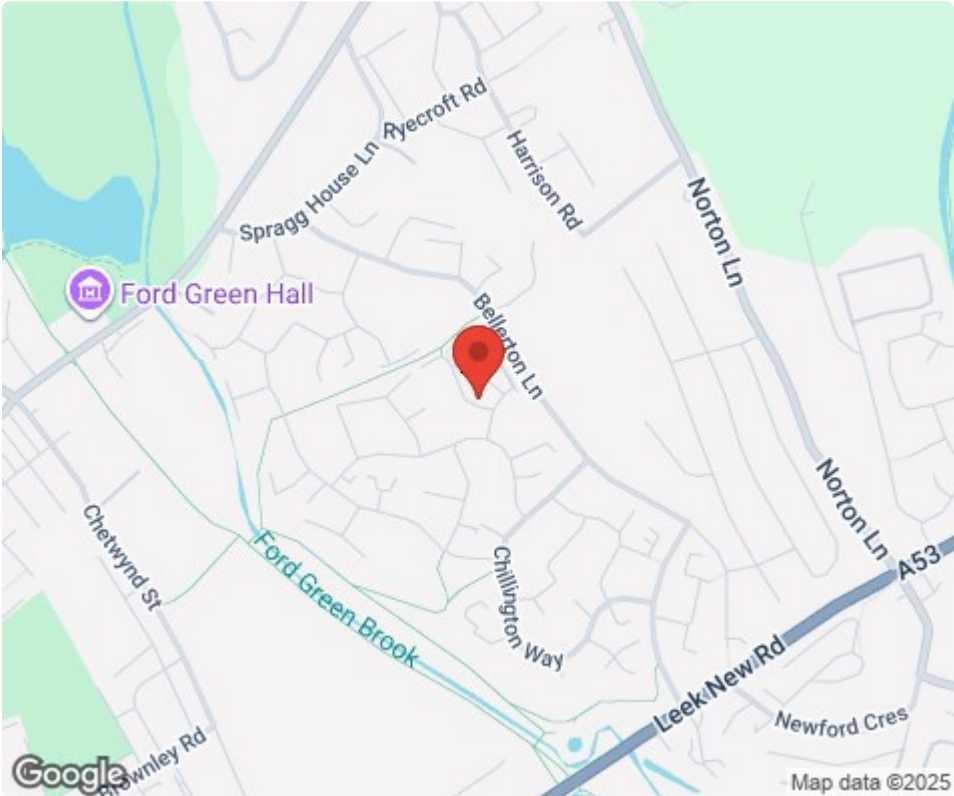


Approx Gross Internal Area
62 sq m / 671 sq ft



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	79	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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