Debra TIMMIS
YOUR PERSONAL ESTATE AGENT

Lock Keepers Way Hanley Stoke-On-Trent ST1 3NS







Offers In The Region Of £65,000

24 Millrise Road ◆ Milton ◆ Stoke on Trent ◆ Staffordshire ST2 7BW
Telephone 01782 538008
www.debratimmis.co.uk

Lock Keepers Way, Hanley, Stoke-On-Trent, ST1 3NS

STYLISH Duplex apartment ready to view-
BEAUTIFULLY PRESENTED all the way through -
There's one bedroom with plenty of room -
Entrance hallway and shower room
Open-plan lounge/kitchen 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 popular area of Lock Keepers Way, Hanley, this charming one-bedroom duplex apartment presents an excellent opportunity for both first-time buyers and investors alike. With no upward chain, this property is ready for you to move in without delay.

Upon entering the ground floor, you will find a well-appointed bedroom that offers a peaceful retreat, alongside a shower room that adds convenience to your daily routine. Ascend to the first floor, where an inviting open-plan lounge and kitchen await. This space is perfect for entertaining guests or enjoying a quiet evening at home, with ample natural light streaming through the double-glazed windows.

The apartment benefits from central heating, ensuring warmth and comfort throughout the year. Additionally, you will appreciate the allocated parking space, a valuable asset in this popular location. The communal gardens provide a lovely outdoor area for relaxation and socialising with neighbours.

Situated within easy reach of local amenities and excellent commuter links, this property is ideal for those seeking a vibrant lifestyle with all the conveniences at their doorstep. We highly recommend viewing this delightful apartment to fully appreciate its charm and potential. Don’t miss out on the chance to make this your new home.

Entrance Hallway

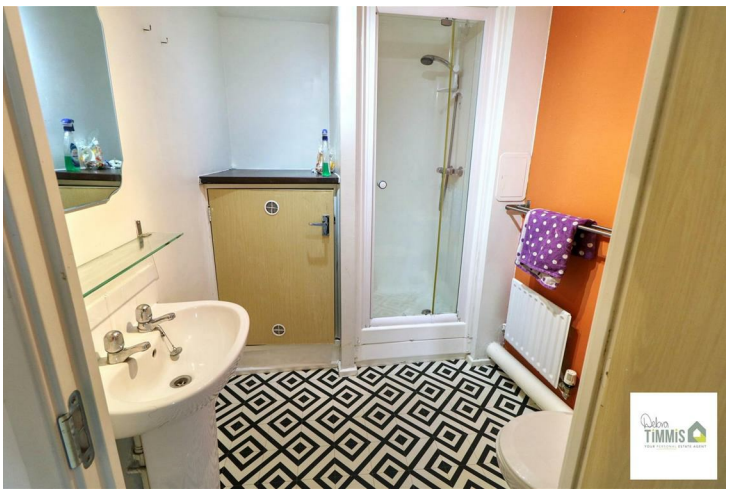
With useful storage cupboard/robe. Stairs off. Access to the shower room.



Shower Room

6'0" x 4'8" to cubicle (1.85 x 1.44 to cubicle)

With shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Cupboard housing plumbing for washer/dryer. Extractor fan.



Bedroom One

10'9" x 7'11" (3.29 x 2.42)

Double glazed French doors with access to the Juliet balcony. Radiator. Useful storage cupboard.



Externally
There is one allocated parking space. Communal garden with seating areas.

Agents Notes
Leasehold Approx. 105 years remaining.
Ground Rent £263.54 PER MONTH Approx., we have been advised by the current owners this fee includes the central heating costs, garden maintenance, window cleaning. Any interested parties are advises to make their own enquires as this information could be subject to change.

First Floor

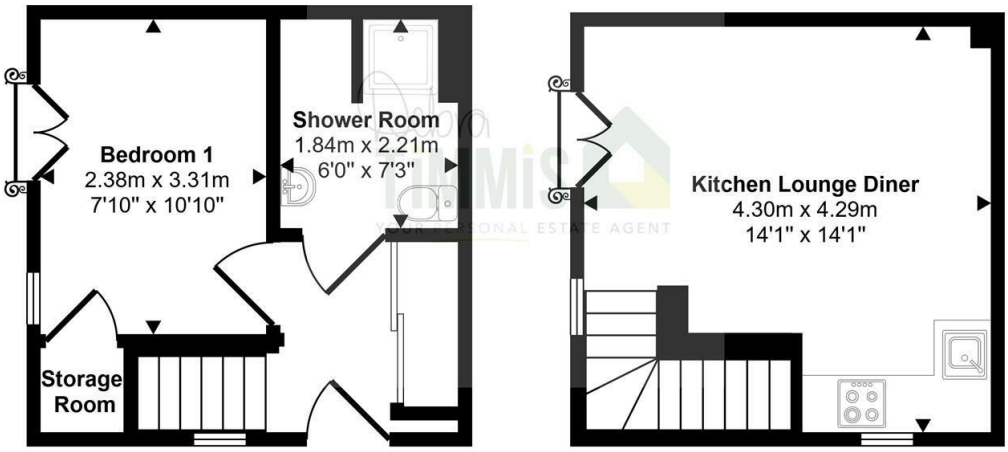
Open-Plan Lounge/Kitchen
14'4" x 14'3" narrowing to 10'9" (4.37 x 4.35 narrowing to 3.29)
Light and open area comprises;

Lounge Area
Double glazed French door with access to the Juliet balcony. Double glazed window. Two Radiators.

Kitchen Area
With inset sink worktop with cupboard below. Drawer set. Electric hob and built-in oven. Double glazed window.



Approx Gross Internal Area
37 sq m / 403 sq ft



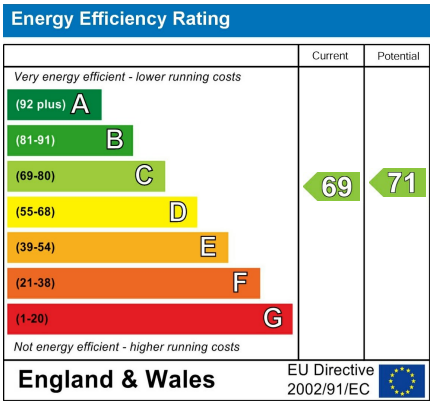
Ground Floor
Approx 19 sq m / 205 sq ft

First Floor
Approx 18 sq m / 198 sq ft

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



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