

**Blithfield Way Norton Heights Stoke-On-Trent ST6 8GS**



**Offers In The Region Of £95,000**



## Blithfield Way, Norton Heights, Stoke-On-Trent, ST6 8GS

A beautiful APARTMENT on the SECOND Floor -  
entered through a communal door -  
There's TWO bedrooms with plenty of room -  
A beautiful modern bathroom -  
Open-plan fitted kitchen/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 well-presented second-floor apartment offers a perfect blend of comfort and modern living. The property features an inviting entrance hallway that leads into a spacious open-plan lounge and kitchen, ideal for both relaxation and entertaining. With two generously sized bedrooms, this apartment is perfect for small families, couples, or individuals seeking extra space. The modern bathroom is designed with contemporary fittings, ensuring a pleasant experience for residents.

The apartment benefits from double glazing and central heating, providing warmth and energy efficiency throughout the year. Additionally, the property comes with allocated parking, a valuable feature in this popular location. 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.

### Communal Entrance

Access to the stairs.

### Second Floor

#### Entrance Hallway

Useful storage cupboard. Radiator.

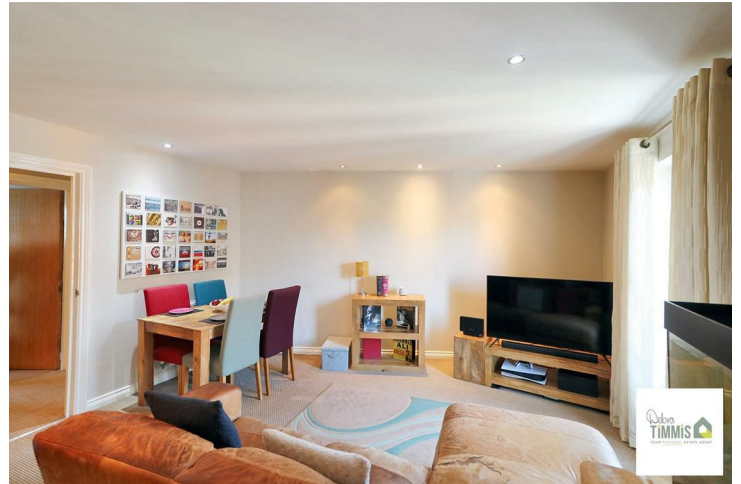
#### Open-Plan Lounge/Kitchen

19'10" x 13'9" (6.07 x 4.21)



#### Lounge Area

Double glazed window. Two radiators. Inset ceiling spot lights.



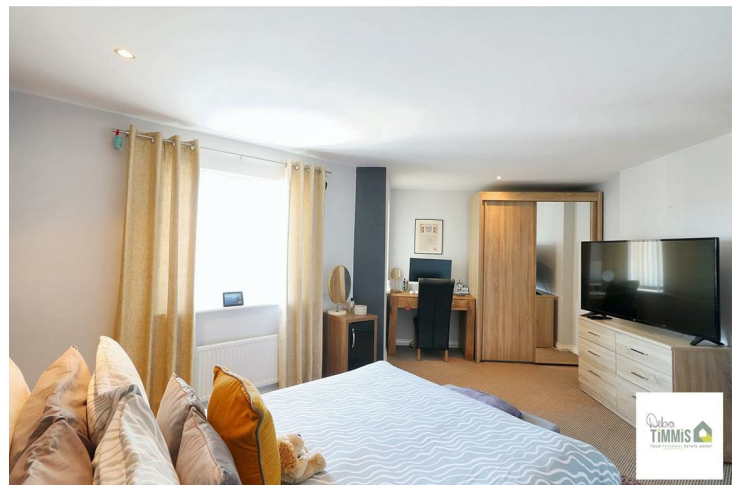
#### Kitchen Area

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in electric oven. Inset sink. Plumbing for automatic washing machine. Space for fridge/freezer. Plumbing for automatic washing machine. Inset ceiling spot lights.

#### Bedroom One

16'2" x 11'0" (4.95 x 3.37)

Two double glazed window. Radiator.



#### Bedroom Two

13'4" x 10'6" (4.08 x 3.21)

Double glazed window. Radiator. Inset ceiling spot lights.





### Bathroom

6'7" x 5'11" (2.01 x 1.82)

Modern white suite comprises, panelled bath with mains shower over, vanity wash hand basin and low level WC. Part tiled walls. Heated towel rail. Inset ceiling spot lights.



### Externally

Allocated parking space.

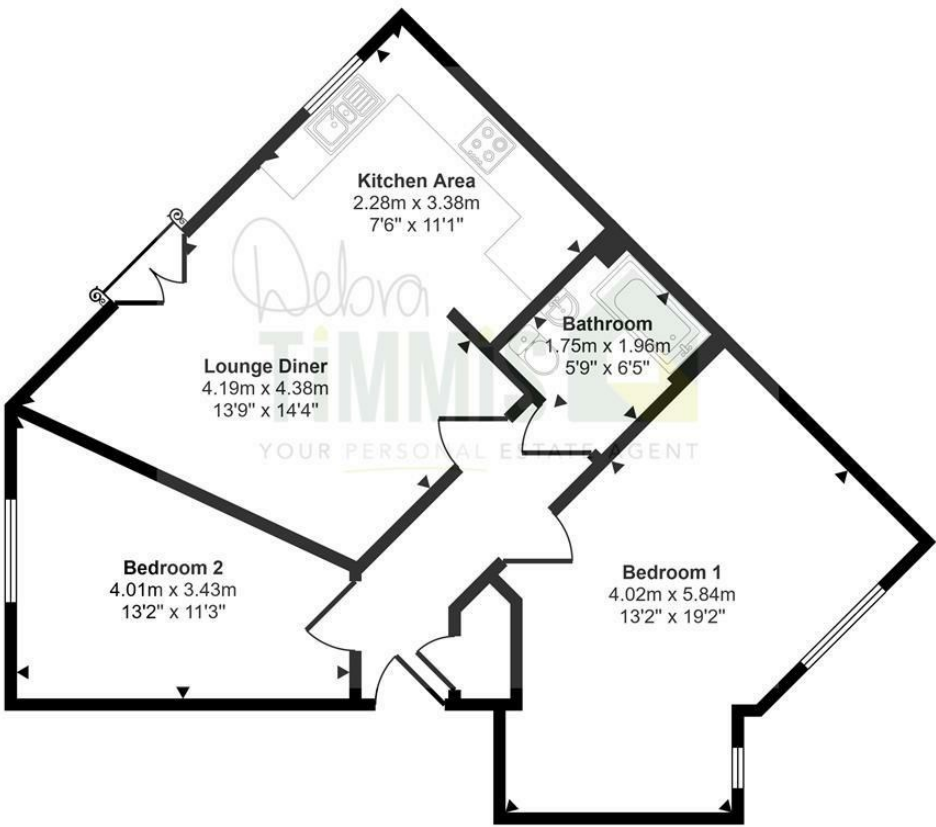
### Agents Notes

Leasehold property, 999 year from 2007. There is a ground rent £320.00 per year and service charge £163.00 per month. Please note any interested parties are advised to make their own enquires as this information could be subject to change.

Due to the irregular shaped rooms, we have taken approximate measurements.

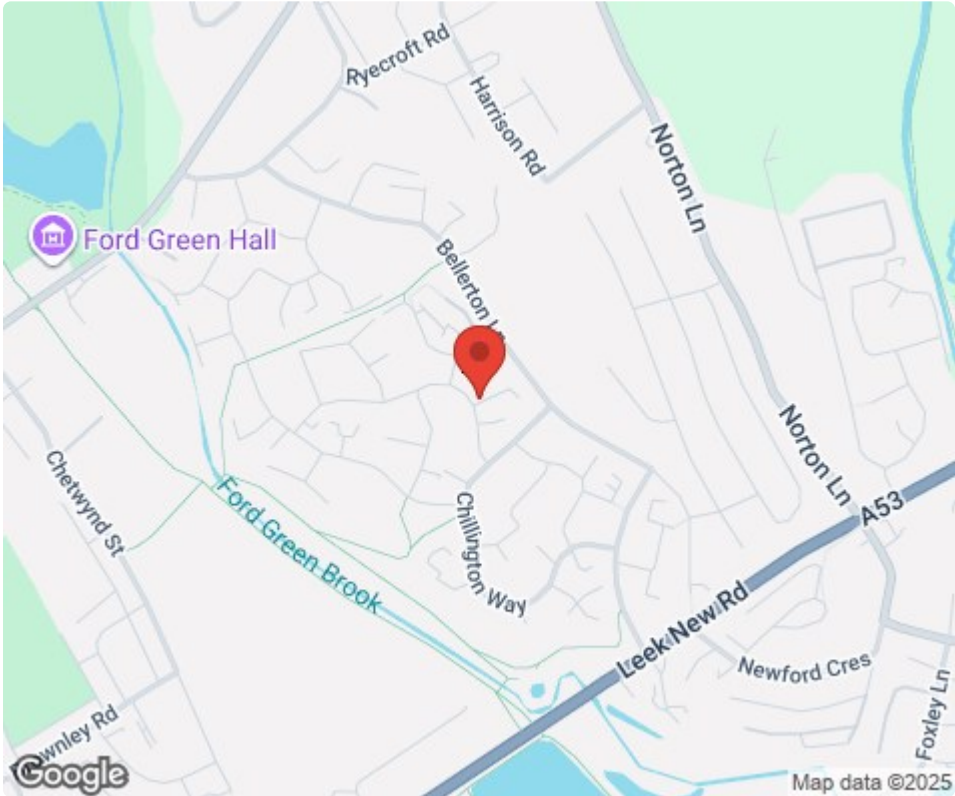


Approx Gross Internal Area  
60 sq m / 645 sq ft



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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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