



ESTATE AGENTS

... the key to a successful move

Keys Estate Agents



Millbrook Gardens, Blythe Bridge, Stoke-On-Trent, ST11 9JQ

**Offers in the
region of
£109,950**

* TOP FLOOR TWO BEDROOM APARTMENT.

* OPEN PLAN LOUNGE/DINER/KITCHEN

* BATHROOM

* OFF ROAD PARKING

* NO CHAIN

w: www.keysestateagents.co.uk

Millbrook Gardens, Blythe Bridge, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

A very well presented top floor apartment. This is a great chance to purchase a two bedroom second floor apartment, situated in prominent position, allowing easy access to Longton Town Centre, Hanley City Centre, local schools, public transport and excellent commuter road links such as the A50, A500 and M6 motorway. The accommodation comprises: entrance hall, open plan living space with a lounge/dining area and fitted kitchen; there are two bedrooms and a bathroom, externally there is off road parking. Additional benefits include uPVC double glazing and gas central heating. This is a leasehold property and service charges apply.

LOUNGE/KITCHEN 13'9 x 24'3 (4.19m x 7.39m)

Open plan lounge, dining area and kitchen, the lounge and dining area there is a ceiling light point, radiator, T.V. aerial point, uPVC double glazed window, uPVC Juliet doors. The kitchen is fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, four burner gas hob, chrome extractor hood, sink and drainer, plumbing for washing machine, spaces for appliances. Ceiling light point, cream tiled floor, part wall tiled, uPVC double glazed window with front aspect.

BEDROOM ONE 10'2 x 9'6 (3.10m x 2.90m)

Built in wardrobes, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window with front aspect.

BEDROOM TWO 9'10 x 9'6 (3.00m x 2.90m)

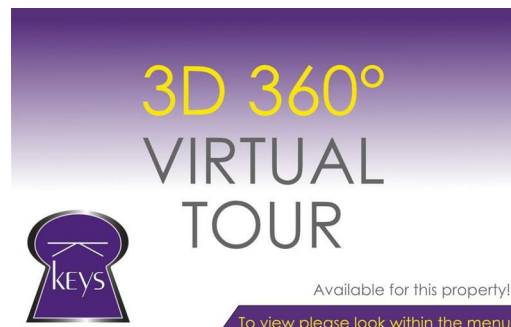
Ceiling light point, radiator, uPVC double glazed window with side aspect.

BATHROOM 6'2 x 7'6 (1.88m x 2.29m)

Fitted with a three piece white suite comprises: Panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, radiator.

EXTERNALLY

Allocated parking



Millbrook Gardens, Blythe Bridge, Stoke-On-Trent,

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be Leasehold.

Viewing

Strictly by appointment with the agents. 01782 399911

Council Tax Band

For details of council tax band telephone
0845 605 3010 Staffordshire Moorlands

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

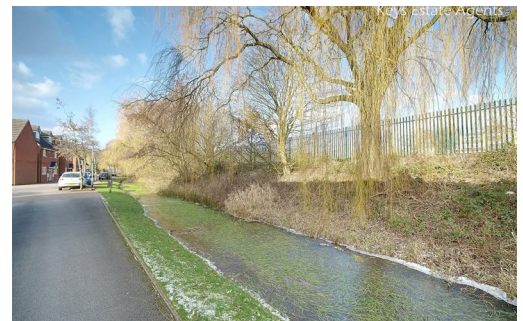
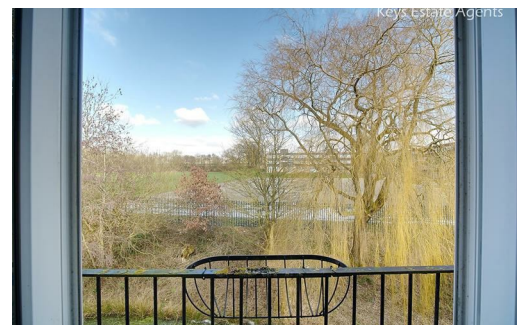
Subject to contract. Vacant possession on completion

MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

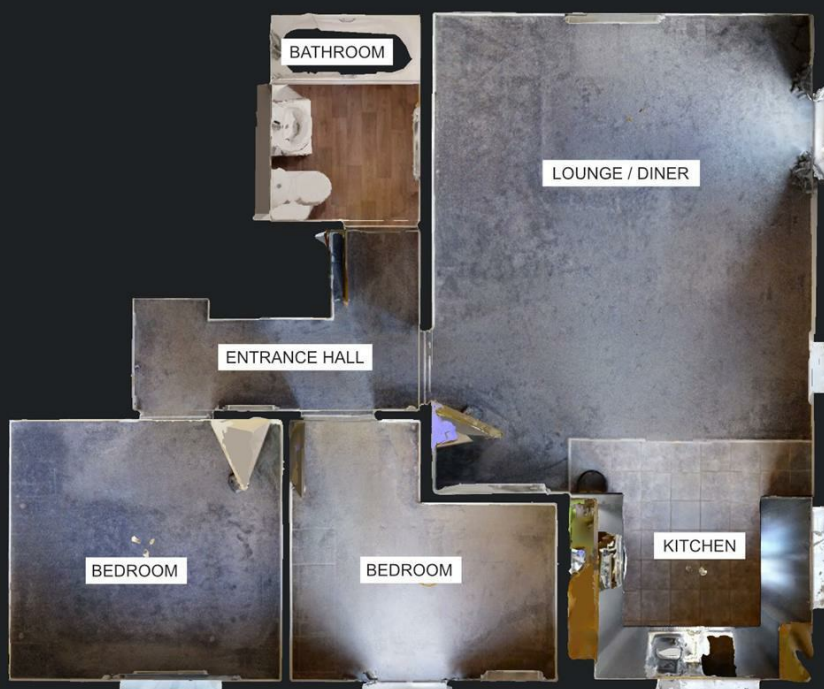
Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



SECOND FLOOR

Primrose House, Blythe Bridge FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, 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 any intending purchasers 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 Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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Written quotations of credit terms available on request. A life assurance policy may be required