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ESTATE AGENTS & LETTINGS
Bob Gutteridge

Apartment 17, Etruria Court Humbert Road, Stoke-On-Trent, ST1 5PW







Leasehold Offers in excess of £69,950

**** Ideal Buy To Let Investment ** Bob Gutteridge Estate Agents are pleased to offer to the market this conveniently located apartment situated in Etruria which provides ease of access to Festival Park where shops and amenities can all be located. As you would expect this property offers the modern day comforts of Upvc double glazing along with electric heating and in brief the accommodation comprises of entrance hall, spacious lounge/diner, fitted kitchen, master bedroom and a principle bathroom. Externally the property offers an allocated parking space for a vehicle. This home would be deemed an ideal investment opportunity based on its location for big local employers like BET365 & Vodafone. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !**

COMMUNAL ENTRANCE





ENTRANCE HALL

With flat panelled front access door with inset peep-hole, electricity consumer unit, pendant light fitting, battery and mains smoke alarm, access to loft space, wood effect laminate flooring, electric Dimplex wall heater, power point, BT telephone point subject to usual transfer regulations and door intercom. Door leads off to built-in airing cupboard with copper hot water cylinder, time clock and programmer, storage and drying space.



FITTED KITCHEN/LOUNGE/DINER 7.16 x 4.04 (23'6" x 13'3")
(reducing in kitchen area to 9'8), with three Upvc double glazed windows to front with inset Georgian style pattern to mid section, three lamp light fitting, three lamp spotlight fitting, electric wall mounted heater, BT telephone point, spur for heater, power points and wood effect laminate flooring. Double doorway reveals kitchen area with range of base and wall mounted shaker beechwood storage cupboards providing ample cupboard and drawer space, round edge work surface with built-in stainless steel sink unit, built-in four ring electric hob unit with ceramic splashback and stainless steel splashback, stainless steel extractor hood, Electrolux oven, hot and cold plumbing for automatic washing machine, space for fridge/freezer, power points and vinyl cushion flooring.







BEDROOM 3.99 x 2.74 (13'1" x 9'0")
With Upvc double glazed window to front with inset Georgian style pattern, three lamp light fitting, electric wall mounted heater, four power points and laminate flooring.





BATHROOM

With white suite comprising low level WC, pedestal sink unit and panelled bath unit with glazed shower screen, thermostatic shower, ceramic splashback tiling in high gloss white with decorative inset border tile, electric shaver socket, globe light fitting, extractor fan and electric wall mounted heater.



ACCESS TO LOFT SPACE

Providing storage space.

EXTERNALLY

The property is set in landscaped ground with off road parking space.









LEASEHOLD INFORMATION

Ground Rent £127.50 Per Annum
Service Charge - £1350.67 Per Annum - Reviewed Annually
Lease Term 250 Years From 2005
Years Remaining as of 20/2/2025 - 230 Years

COUNCIL TAX

Band 'A' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host or mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

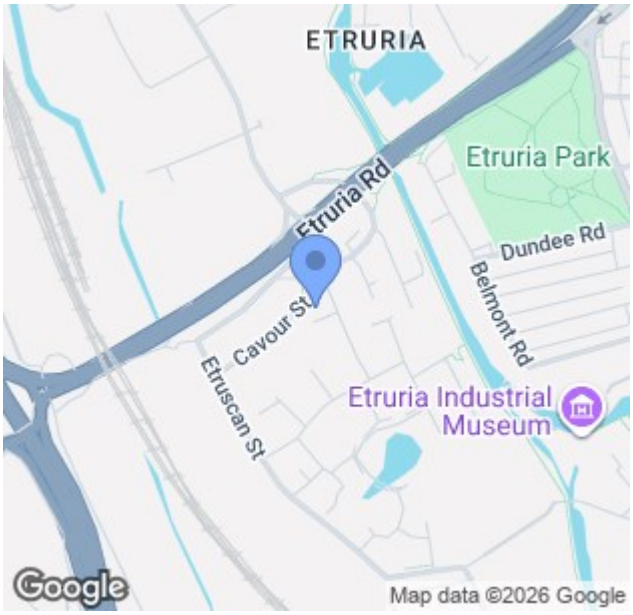
17, Etruria Court, Stoke-on-Trent, ST1 5PW

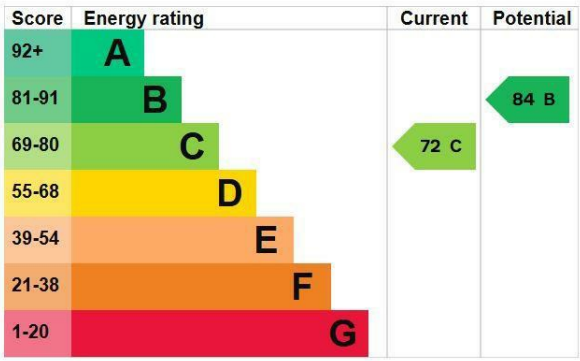


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

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