



Tean Hall Mills High Street, Tean Stoke-On-Trent ST10 4FF



welcome to

Tean Hall Mills High Street, Tean Stoke-On-Trent

- Grade II Listed Ground Floor Apartment
- Two Bedrooms. Bathroom
- Open Plan Kitchen Living Diner
- NO UPWARD CHAIN
- Allocated Car Parking

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 2264.89

Ground Rent: 75.07

This is a Leasehold property with details as follows; Term of Lease 199 years from 28 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£86,000

view this property online bagshawsresidential.co.uk/Property/UTR110208



Property Ref:

UTR110208 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Access to the apartment is gained via:

Communal Entrance Door:

With entry phone system; leading to:

Apartment Entrance Door:

Leading into:

Entrance Hallway:

Having wall mounted electric heater; recessed cupboard housing the hot water tank; doors off to:

Open Plan Kitchen Living Diner

19' 5" x 11' 6" (5.92m x 3.51m)

Kitchen Area:

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base units all with complementary work surfaces over; integrated electric oven with hob; integrated washing machine, dishwasher, fridge and freezer; a range of matching eye level units; cooker hood; complementary tiling; ceiling down lighting; Vinyl flooring; opening into:

Lounge Diner Area:

Having double glazed window to the front elevation with plantation shutters; wall mounted electric heater.

Bedroom One:

10' 9" x 9' 10" max (3.28m x 3.00m max)
Having double glazed window to the front elevation with plantation shutters; electric wall mounted heater.

Bedroom Two:

10' 9" x 8' 2" (3.28m x 2.49m)
Having double glazed window to the front elevation with plantation shutters; electric wall mounted heater.

Bathroom:

Having bath with mixer taps and side screen; wash hand basin; low level w.c.; electric towel rail; complementary tiling.

Outside:

One allocated car parking space

Please Note:

Photographs may have been taken using a wide angle lens.



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