



## 2 bed apartment to buy in ST4

James Street, Stoke-on-Trent,  
Stoke-on-Trent, Staffordshire, ST4 5HB

**£50,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ First Floor Apartment
- ✓ Gas Central Heating
- ✓ Allocated Parking Space
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We are pleased to offer to this market this Two Bedroom First Floor Apartment offered with NO UPWARD CHAIN.

Sold with tenant in situ currently paying £600pcm. Close to Stoke Town Centre, A500 and A34.

The accommodation comprises of: Ent Hall, Open Plan Living/Kitchen, Two Bedrooms and Bathroom. The property benefits from gas central heating. One allocated parking space. A viewing is highly recommended.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 980

Annual Ground Rent Amount: £780.00

Annual Service Charge Amount: £1,690.00

Price: Starting Bid £50,000

Property Type: Apartment

Parking: Allocated

Year built: 2007

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## **ENTRANCE HALL**

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### **LIVING/KITCHEN AREA 16' 4" x 9' 1" (4.98m x 2.77m)**

Fitted kitchen with range of wall and base units, built in electric oven and hob with extractor. Plumbing for washing machine and space for under counter fridge. Wall mounted combi boiler. French doors with 'Juliet' balcony.

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### **BEDROOM 10' 3" x 8' 5" (3.12m x 2.57m)**

Storage cupboard.

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### **BEDROOM 12' 2" x 8' 1" (3.71m x 2.46m)**

### **BATHROOM 7' 8" x 4' 8" (2.34m x 1.42m)**

Three piece white suite consisting of panelled bath, WC and hand basin. Part tiled walls.



| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  | 80                         | 80        |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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