



Stamer House, Quarry
Avenue



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£115,000

Ground floor apartment, located in a popular location, within walking distance of Royal Stoke University Hospital. The property benefits from two bedrooms and both bathroom and en-suite shower room to the main bedroom. The property benefits from a garage with electric doors, no chain involvement and is considered ideal for both landlords and owner occupiers.





Hall

Electric heater, built in storage area, additional store with water tank.

Master Bedroom

2.90m x 2.86m (9' 6" x 9' 5") Double glazed window, electric heater.

En Suite

Shower cubicle, WC, hand wash basin, heated towel rail, part tiled walls.

Bedroom Two

3.20m x 2.29m (10' 6" x 7' 6") Double glazed window, electric heater.

Living Room

5.03m x 3.98m max (16' 6" x 13' 1") Double glazed window, electric heater.

Kitchen

Fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, integral appliances including fridge, freezer, dishwasher and washing machine, stainless steel sink and drainer unit with mixer tap.

Bathroom

2.30m x 1.76m (7' 7" x 5' 9") Bathroom suite comprising of panelled bath with shower over, WC and pedestal wash hand basin, heated towel rail.

Outside

Garage to rear with electric doors.

Agents Notes

Leasehold property

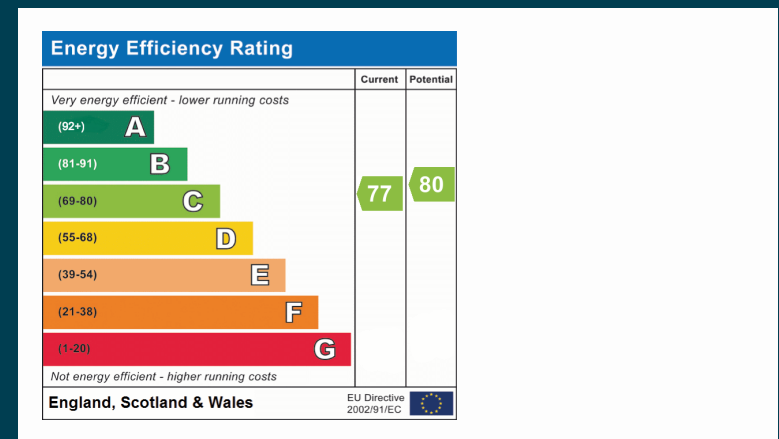
Date : 25 January 2008

Term : 999 years from 1 January 2005

We understand the current service charge is £92 per month and interested parties are advised to confirm this via their solicitor.

Stoke-on-Trent Council tax band A





OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.