



Hayeswood Grove,
Norton Heights

 **OneAgency**

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Offers in Excess of £99,000

Modern second-floor apartment set within a gated development, benefiting from allocated parking. The property offers well-presented, low-maintenance accommodation, comprising an entrance hallway, a main bedroom with en suite, a further bedroom, a bathroom, and a bright open-plan living/dining/kitchen space. Situated in a popular residential location, the property is offered with no onward chain, making it an ideal purchase for a range of buyers. Viewing is recommended.





Entrance Hallway

Electric wall heater, access to airing cupboard proving generous storage.

Bedroom 1

Double glazed window, electric wall heater.

En-Suite

Shower room comprising of shower cubicle, WC and hand wash basin. Heated towel rail, tiled floors, part tiled walls.

Bedroom 2

Double glazed window, electric storage heater.

Bathroom

Bathroom suite comprising of panelled bath. WC and pedestal wash hand basin. Heated towel rail, part tiled walls, tiled floor.

Open Plan Living / Dining / Kitchen

Two french doors with Juliet balconies, electric wall heater. Fitted kitchen with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, part tiled walls. Fitted oven and hob with extractor fan above, spaces for additional appliances.

Outside

Gated entrance area with allocated parking.

Agents Notes

Stoke-on-Trent Council Tax Band B

Half Yearly Service Charge in advance

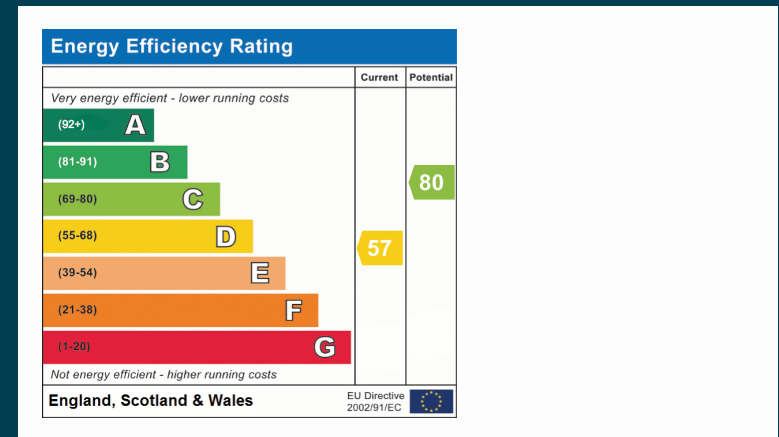
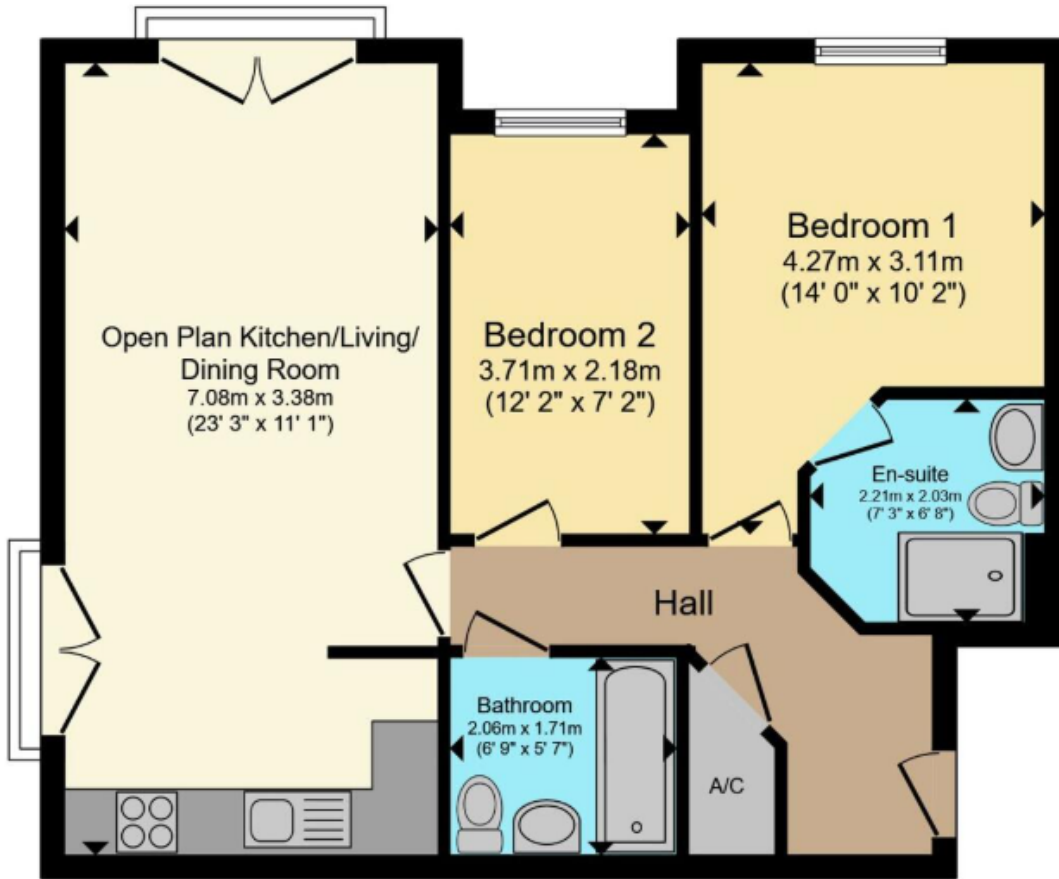
Due on 1st April 2026 1,180.83

Ground Rent £60 half yearly

Date : 22 March 2007 Term : 999 years from 1 January 2004

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.



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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.