



Trent Bridge Close,
Trentham



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Offers in Excess of £140,000

A modern top floor (second floor) apartment situated in a sought-after residential location, offered to the market with no onward chain. The well-presented accommodation comprises a spacious lounge/dining area, fitted kitchen, useful utility room, two double bedrooms including a principal bedroom with en-suite shower room, together with a separate bathroom. The property also benefits from a large loft space, accessed via pull-down ladders, providing excellent additional storage. Externally there is residents' parking, while the convenient location offers excellent access to local amenities, commuter links and Trentham Gardens. An ideal purchase for first-time buyers, professionals, investors or those looking to downsize.





Entrance Hallway

Double glazed window to the front, radiator, attractive high-quality laminate flooring incorporating a compass rose inlay, built-in storage cupboards and access to the loft via pull-down ladders.

Bedroom One

Double glazed window, radiator and built-in wardrobes.

En-Suite Shower Room

Fitted with a shower cubicle with mains shower, WC, wash hand basin, radiator and part tiled walls.

Bedroom Two

Double glazed window, radiator, built-in wardrobes and fitted storage cupboards.

Bathroom

Double glazed window, radiator, heated towel rail, fitted storage and tiled walls. Fitted with a panelled bath with shower attachment, WC and wash hand basin.

Inner Hall

Providing access to:

Utility Area

Plumbing for a washing machine, space for a condenser dryer, radiator and tiled flooring.

Lounge

A bright reception room featuring a double glazed window, French doors opening onto a Juliette balcony and two radiators.

Kitchen

Fitted with a comprehensive range of wall, base and drawer units incorporating a stainless steel sink and drainer with mixer tap. Integrated oven and hob with extractor over, integrated fridge/freezer and washing machine, wall-mounted Ideal boiler, part tiled walls and ample worktop space.

Outside

Residents car parking.

Agents Notes

Leasehold property 999 years from 1 January 2004

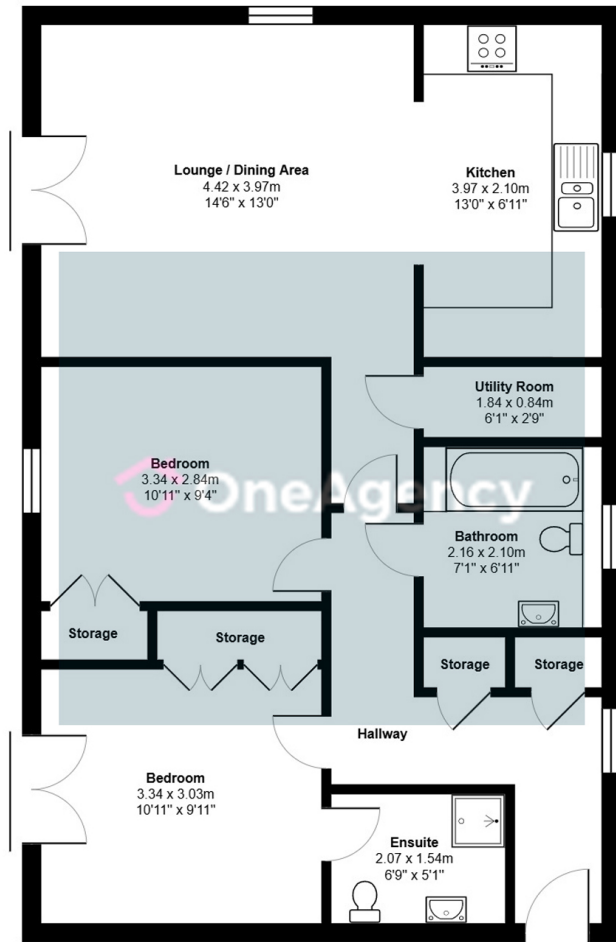
We understand the most recent annual charges are Ground Rent £259.29 & Service Charge of £1,555.83. We recommend buyers ask for confirmation through solicitors.

Stoke-on-Trent Council Tax Band A

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.





Second Floor

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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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.