



# ESTATE AGENTS

*... the key to a successful move*



**Lock Keepers Way, Hanley, Stoke-On-Trent, ST1 3NS**

**Offers in the  
region of £75,000**

- \* Excellent Opportunity for FTB or Investor
- \* Popular Residential Location
- \* Excellent Access to Local Amenities
- \* Modern Contemporary Living

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Lock Keepers Way, Hanley, Stoke-On-Trent, ST1 3NS

## ACCOMMODATION

### DESCRIPTION

IDEAL STARTER HOME OR INVESTOR OPPORTUNITY This stylish one bedroom Ground Floor Corner Apartment is ideal for first time buyers or Investors who are looking to get onto the property ladder or add to their property portfolio. Located with walking distance to Hanley City Centre with excellent commuter links. This spacious one bedroom apartment is ready for a new owner and the accommodation comprises an open plan living space with modern fitted kitchen a double bedroom and contemporary bathroom. Externally the property benefits from two allocated parking spaces and access to a shared patio and canal side decked area"

**OPEN PLAN LIVING SPACE 22'11 x 9'3 (extending to 12'9)**  
**(6.99m x 2.82m (extending to 3.89m))**



### BEDROOM 14'9" x 9'6" (4.52m x 2.9m)

Ceiling light point, wall mounted electric heater, two uPVC double glazed windows



### Living Area

Ceiling light points, wall mounted electric heater, laminate wood effect flooring, uPVC double glazed windows

### BATHROOM 7'6" x 5'2" (2.3m x 1.6m)

Fitted with a modern white three piece suite comprises: panelled bath with overhead mixer shower and shower screen, wall mounted wash hand basin, low level w/c. Ceiling light point, heated towel rail, tile effect laminate flooring, part wall tiled, airing cupboard with storage.



### Kitchen Area

Fitted with a range of contemporary wall and base units base units and co-ordinating worktops. Built in electric oven, hob and stainless steel extractor hood, sink and drainer with mixer tap, Integral fridge freezer and washer/dryer. Ceiling light point, electric wall heater, laminate wood effect flooring, composite entrance door.

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## OUTSIDE

Outside there are two allocated parking spaces and a communal decking area with canal side views.



Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



## LEASE INFORMATION

Leasehold property.

We have been advised by the current owner the following:

Term of Lease 125 years from 2006

Ground Rent - £210 per annum

Service Charge - £ 737.52 per annum

We recommend any interested parties should clarify the above with their solicitor

## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

### Services

We believe all are available.

### Tenure

Leasehold

### Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 268422) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

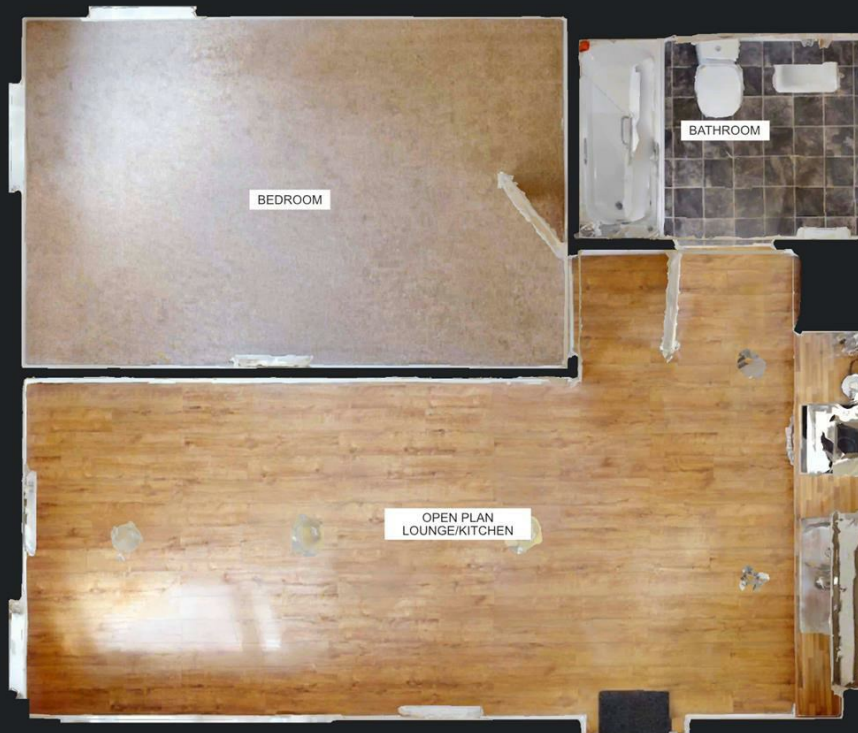
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            | 78                         | 83                                                                                  |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

For illustration purposes only. Do not scale.



Ground Floor

49 Lock Keepers Way, Hanley FLOOR PLAN



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YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT  
Written quotations of credit terms available on request. A life assurance policy may be required