

Shaw's & Company Estate Agents Ltd

# Federation Road

Burslem, ST6 4HT

- A THIRD FLOOR FLAT/ APARTMENT
- TWO BEDROOMS
- BTL INVESTMENT W/ TENANT IN SITU
- SPACIOUS LOUNGE INTO OPEN PLAN KITCHEN
- EASY ACCESS TO PARKING
- INSTANT RENT ACHIEVED (£600pcm)
- FURTHER POTENTIAL TO IMPROVE
- ROAD LINKS TO A500/A50 & M6 & WESTPORT LAKE NEARBY

**Offers In Excess Of**

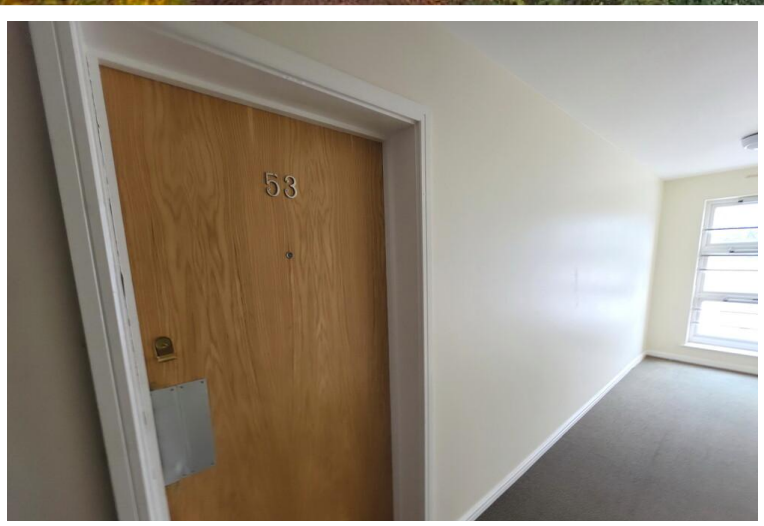
**£50,000**





Manchester Court, Federation Road, Burslem, Stoke-on-Trent









## Property Description

INTRO

A 3rd floor apartment at great value, sold as an ideal BUY TO LET INVESTMENT purchase, including the current tenant in situ (achieving £600pcm). Entrance hall, open plan lounge/ dining room. Two bedrooms, and a bath/ shower room. Electrical heating with creed radiators, and UPVC double glazing. Leasehold Tenure. The property is located within easy access to the amenities of both Burslem and Tunstall, the road links nearby to the A500/ M6 and to the lovely and popular Westport Lake. Further potential to update and improve. Viewing by appointment, contact us today!

DIRECTIONS

Please use postcode ST6 4HX for Sat Nav/Google Maps. There is an open gated entrance and plenty of parking available for residents and guests.









Please note this apartment is situated on the third floor, of the building on the right hand side (Manchester Court). The apartment is on the back left hand side, from the front. Stair or lift access is available.

LEASEHOLD TENURE
Please note the Tenure is Leasehold. The property is managed by Fords Property Management.
Contact info: sadlersparkstoke@fordsrm.co.uk - 01619 281449

Term: 250 years from 1st January 2006 (229 years remaining)
Ground Rent £11.67 PCM (£140.04 Per annum)
Service Charge £131 PCM (£1,572 Per annum)

ACCOMMODATION

3RD FLOOR APARTMENT

ENTRANCE HALL
12' x 3' 11" (3.66m x 1.19m)
Intercom system. Heating controls. Electric radiator. Door to useful lit storage cupboard, also housing hot water cylinder (Fitted in January 2025) and electrical consumer unit. Washing machine/ dryer included. Doors to all rooms.

LOUNGE/ KITCHEN
19' 4" x 11' 3" (5.89m x 3.43m)
An open plan lounge into kitchen area. A Juliet balcony to the front, and window to the side, provide plenty of natural light.

Comprising base and wall mounted cupboard units with worksurfaces, and splash back tiling. Oven/grill with electric induction hob (Fitted 2019), and extractor hood above. Single drainer sink unit. Space for tall standing fridge freezer. Spotlight track. Extractor fan. Tiled flooring.

BEDROOM ONE
11' 11" x 9' 9" (3.63m x 2.97m)
Window to the front, radiator. Wardrobes with sliding door.

BEDROOM TWO
9' 5" x 7' 11" (2.87m x 2.41m)
Window to the front, radiator.

BATH/ SHOWER ROOM
9' 9" x 7' 2" (2.97m x 2.18m)
A panelled bath, and separate shower cubicle. Low level W.C and wash hand basin.









PARKING
There is one official allocated parking space per apartment.

GARDENS
Communal gardens are situated to the side and rear of the building. Alternatively Westport Lake is within walking distance.

INVESMENT PURCHASE
Please note that this sale includes the current tenant in situ, who is paying £600pcm and is happy to continue the tenancy for a new landlord owner.

ADDITIONAL NOTES
The property's power, lighting and heating is all powered by electrics (There is no gas connection)

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES
If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY
Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)
Current: 74C Potential: 86B




43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.uk
enquiries@shawsandco.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements