

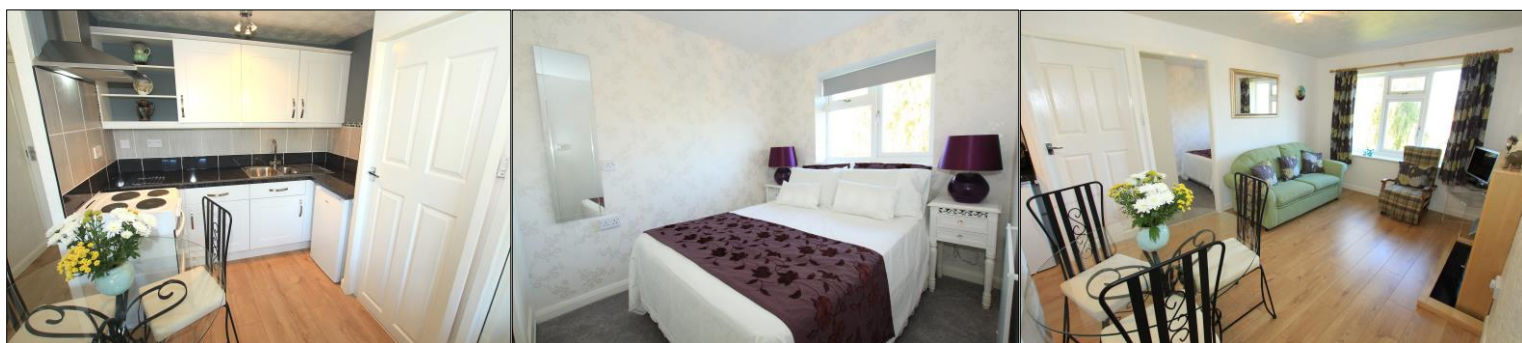


PRIORITY

PROPERTY SERVICES



1 Bedroom. First Floor Apartment Within A Quiet Cul-De-Sac & Convenient For Local Amenities. Open Plan Kitchen & Living Room. Modern Shower Room. Shared Garden To The Rear & Allocated Parking. No Chain!



**Flat 90, Banbury Court Banbury Grove Biddulph
ST8 6AE**

£65,000

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KITCHEN/LOUNGE 17' 0" maximum into the units x 9' 6" minimum (5.18m x 2.89m)

'Modern' range of eye and base level units, base units having high gloss work surfaces above with attractive tiled splash backs. Various power points over the work surfaces. Built in stainless steel one and half bowl sink unit with drainer and mixer tap. Ample space for electric cooker with stainless steel circulator fan/light above. Space for fridge under the units. Drawer and cupboard space. Timber effect laminate flooring. Modern timber fire surround with electric fire. Television point. Low level power points. Loft access point. Ceiling light points. uPVC double glazed window allowing views of the rear garden.

BEDROOM 10' 2" x 7' 4" (3.10m x 2.23m)

Built in wardrobes with sliding fronts, side hanging rails and storage space above. Ceiling light point. Power points. Electric panel radiator. uPVC double glazed window to the rear.

BATHROOM 6' 8" x 5' 6" approximately (2.03m x 1.68m)

Modern suite comprising of a low level w.c. Wash hand basin with hot and cold chrome coloured taps. Plumbing and space for washing machine. Tiled shower cubicle with glazed retractable doors housing a wall mounted (Triton) electric shower. Attractive part tiled walls. Vinyl flooring. Ceiling light point. Wall mounted electric heater. uPVC double glazed frosted window to the side elevation.

LEASEHOLD INFORMATION

Ground Rent: £25.00 p.a. Service Charge: £25.00 p.c.m. The service charge of £25 includes garden maintenance, cleaning of communal areas, electricity in the stairways and hall and buildings insurance. Lease Length: 999 years (commenced 1985). Please check this with your legal representative before committing to purchase.

PLEASE NOTE:

Although this is a leasehold flat, there is no external freeholder; the current owners have formed a management company which owns the freehold of the block and in control of all maintenance.

EXTERNALLY

Shared private parking.

GARDEN

Shared private garden to the rear elevation.

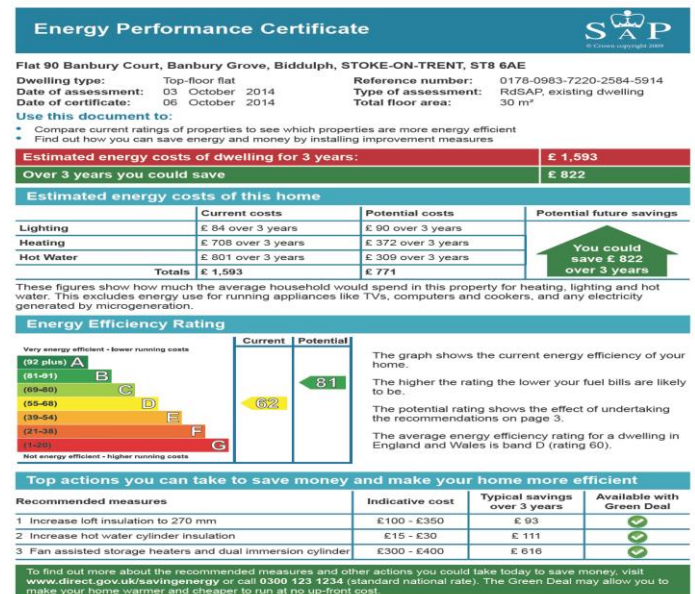
VIEWING

Is strictly by appointment via the agent.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Take the second left hand turning onto 'Crabtree Avenue' and immediate left onto 'Banbury Court' where the property can be clearly identified by our 'Priory Property Services' board.

NO CHAIN!



PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

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www.prioryproperty.com