



PRIORITY
PROPERTY SERVICES



1 Bedroom. Well Presented 1st Floor Apartment Conveniently Close To The Town Centre & Local Amenities. Entrance Hall With Principal Rooms Off. Modern Fitted Breakfast Kitchen With Built In Appliances. Lounge Diner. Local Occupancy



Fairfax Close Biddulph ST8 6ER

£72,500

L-SHAPED ENTRANCE HALL

Coving to the ceiling. Ceiling light point. Carpet. Useful telephone intercom connected to the main ground floor door. Walk-in cylinder cupboard with slatted shelves. Doors to principal rooms.

BATHROOM 6' 6" x 5' 6" (1.98m x 1.68m)

Low level w.c. Pedestal wash hand basin. Panel bath. Chrome coloured mixer shower over bath. Shower rail and curtain. Extractor fan. Ceiling light point. Dimplex electric high level wall heater.

BREAKFAST KITCHEN 9' 10" x 9' 8" (2.99m x 2.94m)

Modern selection of quality fitted eye and base level units. Base units having work surfaces above with tile splash-backs. Various power points over the work surfaces. Built-in Hotpoint electric hob. Tecnik extractor fan/light above. Built-in Logik electric oven and grill below. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Space for dryer if required. Attractive tile effect flooring. High level breakfast bar. Ample space for free standing fridge or freezer. Centre ceiling light point. uPVC double glazed window to the side elevation.

LOUNGE 16' 10" maximum into the bay x 10' 6" (5.13m x 3.20m)

Quality modern marble fire surround with inset and hearth. Dimplex electric stove effect heater/fire. Low level power points. TV point. Coving to the ceiling with centre ceiling light point. uPVC double glazed window to the side. Attractive walk-in bay with three uPVC double glazed windows to the front elevation.

BEDROOM 14' 5" x 8' 0" maximum into the recess (4.39m x 2.44m) maximum

Excellent selection of quality fitted wardrobes with various double opening doors. Side hanging rails and storage shelving. One of the doors is mirrored. Drawer sets. Matching his 'n' hers drawer sets at each side of the bed. Over bed storage cabinet. Wall mounted electric heater. Low level power point. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation.

GROUND RENT

Vendor Informs us the current ground rent payable is £156.25 per annum. (This should be confirmed via your legal representative prior to purchase).

SERVICE CHARGE

Service Charge Of £775.39 per annum. (Can be paid monthly). For maintenance of common areas etc. which also includes: the electric heating of the communal areas, garden maintenance, window cleaning, cleaning of communal areas, buildings insurance, maintenance of car parking area. Communal decorating. (This should be confirmed via your legal representative prior to purchase).

COUNCIL TAX BAND

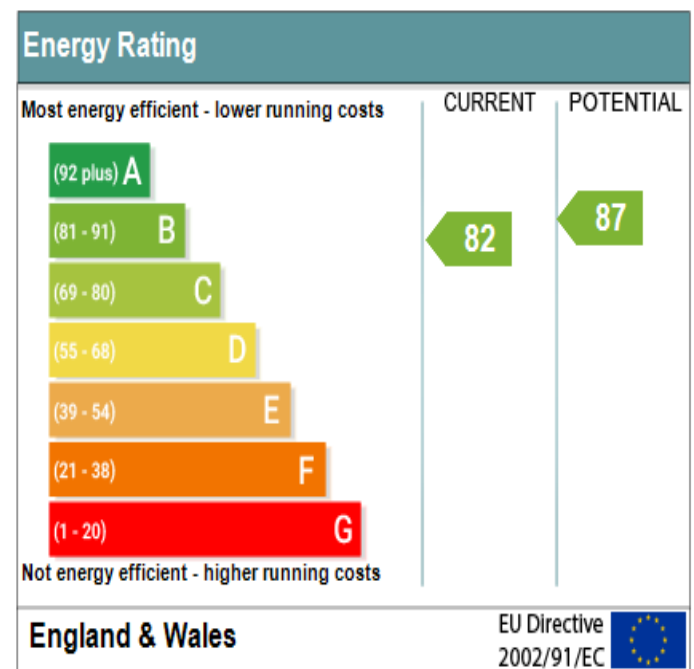
A

LOCAL OCCUPANCY RESTRICTIONS APPLY-**VIEWING**

Is strictly by appointment via the selling agent.

Address: 52 FAIRFAX CLOSE, BIDDULPH, BIDDULPH, ST8 6ER

RRN:



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.