



1 Bedroom First Floor Apartment Within A Quiet Cul-De-Sac & Convenient For Local Amenities. **Stunningly Renovated Throughout. Shared Garden To The Rear & Allocated Parking.**



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

£59,950

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

Brand new 'modern' range of eye and base level units, base units having 'quality' 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. Quality 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. New fitted carpet. uPVC double glazed window to the rear.

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

New 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. Quality 'vinyl effect' 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. Lease Length: 999 years (commenced 1985). Please check this with your legal representative before committing to purchase.

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!





Energy Performance Certificate

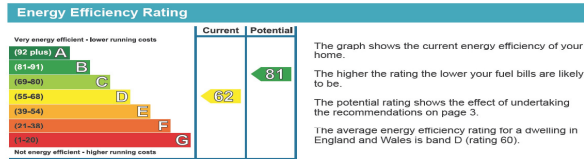
Flat 90 Banbury Court, Banbury Grove, Biddulph, STOKE-ON-TRENT, ST8 6AE
Dwelling type: Top-floor flat **Reference number:** 0176-0983-7220-2584-5914
Date of assessment: 03 October 2014 **Type of assessment:** RDSAP, existing dwelling
Date of certificate: 06 October 2014 **Total floor area:** 30 m²




Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,593
Over 3 years you could save	£ 822

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 84 over 3 years	£ 60 over 3 years	
Heating	£ 708 over 3 years	£ 372 over 3 years	
Hot Water	£ 801 over 3 years	£ 309 over 3 years	
Totals	£ 1,593	£ 771	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 93	
2 Increase hot water cylinder insulation	£15 - £30	£ 111	
3 Fan assisted storage heaters and dual immersion cylinder	£300 - £400	£ 616	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0100 421 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.