



## **GFF 16 Park Street, Stoke** **Price £110,000 Leasehold**

This sizeable one bedroom ground floor flat is in a desirable tucked away street which oozes character charm and is within easy reach of bus links and the amenities of Stoke village. It comprises an entrance hallway shared with the flat above which gives access to the flats own entrance. You are immediately welcomed with high ceilings, mouldings, shutters and further character features along with fantastic proportions in the lounge. This offers plenty of room and more for when friends and family are visiting and enjoying an evening in together. There is an inner hallway which leads into the double bedroom which boasts a pretty and private outlook out over the garden. The kitchen/diner is a light and airy room and is the perfect spot for enjoying sociable evenings allowing the chef to remain interactive with friends sat around the table. The modern bathroom is beyond and alike the rest of this lovely flat would allow you to slot in without needing to do any work. There is access out to the private rear garden and then beyond is a shared space with the flat above. There is a minimal ground rent and service charge of approximately £20 per annum. This property is being offered with no onward chain.

**0.95%**

Min Fee £1200  
INCLUDING  
VAT



## Ground Floor

### Communal Entrance Hallway

You enter the building via a traditional door into a spacious entrance hallway with a door giving access to both the ground floor and first floor flats. There is a light fitting.

### Lounge

14'9" (4.5m) Into Bay x 13'1" (3.99m)

The lounge is an impressive space with high ceilings, mouldings, shutters, and lovely proportions making it a really inviting room and offers ample space for when friends and family are over visiting. There is a lovely blend of neutral and contemporary decor which is enhanced by the character charm. There is a radiator and light fitting to conclude.



## Bedroom One

14'8" (4.47m) x 10'8" (3.25m)

The master bedroom is another well proportioned space with a pleasant outlook out over the rear garden. It is a well presented space with neutral decor and carpets. There is an alcove perfect for wardrobes to slot into and a little storage cupboard. There is a radiator and light fitting.

### Inner Hallway

The inner lobby offers access to the kitchen/diner and a door gives access out to the private rear garden. There a useful storage cupboards providing somewhere to place the Hoover and ironing board. There are two light fittings and a radiator.

### Kitchen/Diner

17'8" (5.38m) Max x 10'6" (3.2m)



The modern refitted kitchen offers a fantastic space for evenings of entertaining allowing friends to sit around the table chatting over the days events whilst a culinary delight is prepared in the well thought out kitchen. There is plenty of work top and storage space for those that enjoy cooking and an integrated sink with drainer, oven, hob and extractor. There is space for a washing machine and fridge/freezer. There is a rear lobby area giving access to the bathroom and there is a pleasant and peaceful outlook out over the garden. There is a light fitting.

### Bathroom

The sizeable bathroom is another tastefully presented space with a fresh white suite and a neutral choice of tiles. There is a bath with a mains pressurised

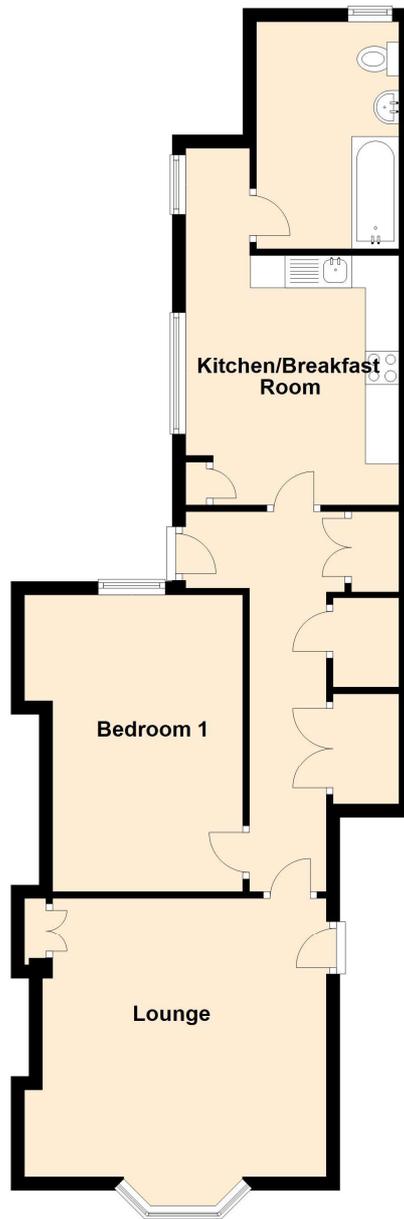
shower over, a low level wc and a wash hand basin. There is radiator for getting your towels warm and a light fitting. This is a lovely spot to enjoy a relaxing soak in after a stressful day.

### Outside

There is a private garden perfect for a table and chairs, and somewhere to sit and enjoy a spot of alfresco dining in the summer months. There are a few steps raising to a communal garden which is low maintenance and very private.



**Ground Floor**  
Approx. 66.8 sq. metres (718.8 sq. feet)



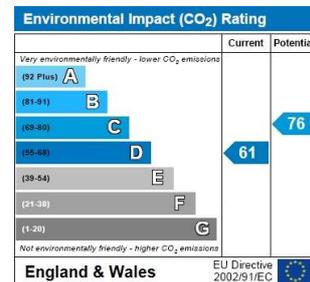
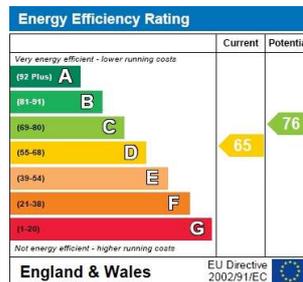
Total area: approx. 66.8 sq. metres (718.8 sq. feet)

**Directions**

Please contact the office for directions

**Viewing Arrangements**

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



**Please Note The Following**

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm.

We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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