



### Asking Price £105,000

This Victorian first floor two bedroom conversion provides modern well presented living accommodation which would be ideal for a first time buyer or as a buy to let investment. The bright and airy living accommodation begins with stairs leading to a generous landing area with built in storage cupboards, living room with feature bay window and period fireplace, two bedrooms, modern fitted bathroom and modern shaker style kitchen which leads to a fantastic roof terrace, perfect for relaxing after work in summer evenings. The property has come to the market with no onward chain and is currently vacant with a good standard of decor throughout. Other benefits include gas central heating, loft storage, lengthy lease, reasonable service charges, double glazing and rear access. Properties of this style will typically provide a rental income of £575 - £600pcm for buy to let investors.



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## St Georges Terrace, Stoke, PL2 1HT

### Accommodation Comprises

#### Communal Entrance

Front door leading to communal entrance hall, door to first floor flat

#### Landing

Spacious landing with radiator, built in storage cupboard with space for bookcase or desk/study area, doors to

#### Lounge 4.22m (13'10") Plus Bay x 3.25m (10'8")

Stripped wood flooring, feature period fire with decorated tiled inserts and decorative wooden surround. Solid wood storage cupboard to either side of chimney breast. Feature bay window

#### Bedroom One 4.22m (13'10") x 3.05m (10'0")

Bright and recently decorated double bedroom with radiator and double glazed window to rear aspect

#### Bedroom Two 3.05m (10'0") x 1.57m (5'2")

Recently decorated single bedroom with radiator and window to front aspect enjoying elevated views of surrounding areas

#### Kitchen 3.02m (9'11") x 2.26m (7'5")

Modern fitted shaker style kitchen with space for fridge/freezer, washer/dryer. Fitted gas hob with electric oven under and circulation hood over. Window to rear aspect, door leading to rear roof terrace

#### Rear

The kitchen provides access to a roof terrace which is enclosed by railing. Steps leading to communal enclosed rear courtyard with rear access to service lane

#### Other Information

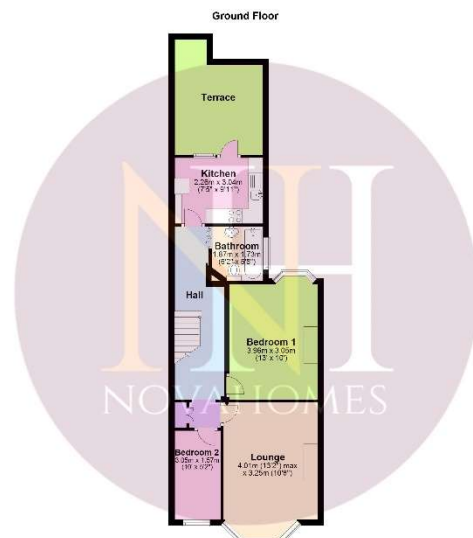
Lease length remaining - 155+ years

Service Charge - 0

Ground Rent - £50.00 per annum

#### 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.



NOVAHOMES agents have been made aware of the accuracy of the floor plan information, measurements, or views, which are not to be relied upon for any legal or financial purpose. This plan is for illustrative purposes only and should be used as a guide only. The services, fixtures and fittings are not to be relied upon for any legal or financial purpose. Please contact the agent for more information.



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. All fees quotes are subject to a minimum fee of £1200.

