

## 40 Lock Keepers Way Hanley, Stoke-On-Trent, ST1 3NS

If you can't find the key to success, pick the LOCK! Well no need, I have the key in hand and the door is open and all the success you are searching for is in this immaculate 2nd floor apartment on LOCK Keepers Way. Oozing style and sophistication throughout this stunning apartment is the perfect investor or first time buyer purchase. The accommodation comprises open plan lounge/diner and kitchen, a double bedroom and contemporary bathroom. Externally the property benefits from an allocated parking space. Located within walking distance to the main town centre of Hanley, close to local amenities, excellent commuter links and canal towpaths. Its time to keep this little gem under LOCK and key and make it yours before someone else beats you to the door. Call today to book a viewing.

**£59,950**

# 40 Lock Keepers Way

Hanley, Stoke-On-Trent, ST1 3NS



- STUNNING ONE BEDROOM APARTMENT
- BATHROOM
- NO UPWARD CHAIN
- OPEN PLAN LIVING ROOM/ KITCHEN
- ONE ALLOCATED PARKING SPACE
- BEAUTIFULLY DECORATED THROUGHOUT
- MASTER BEDROOM
- LEASEHOLD PROPERTY

## Open Plan Lounge/Diner/Kitchen

17'9" x 11'8" (5.42 x 3.58)

A door to the front aspect, double glazed UPVC patio doors to the side aspect and double glazed window to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and electric hob with cooker hood above. Space for a fridge/freezer. Ceiling spotlights, extractor fan and breakfast bar. Radiator and television point.

## Bathroom

7'4" x 6'1" (2.25 x 1.86)

Fitted with a suite comprising shower cubicle, wash hand basin and low level W.C. partly tiled walls and extractor fan. Cupboard housing washing machine.

## Bedroom

11'5" x 9'3" (3.49 x 2.84)

A double glazed window to the side aspect. Wardrobes, radiator and television point.

## EXTERIOR

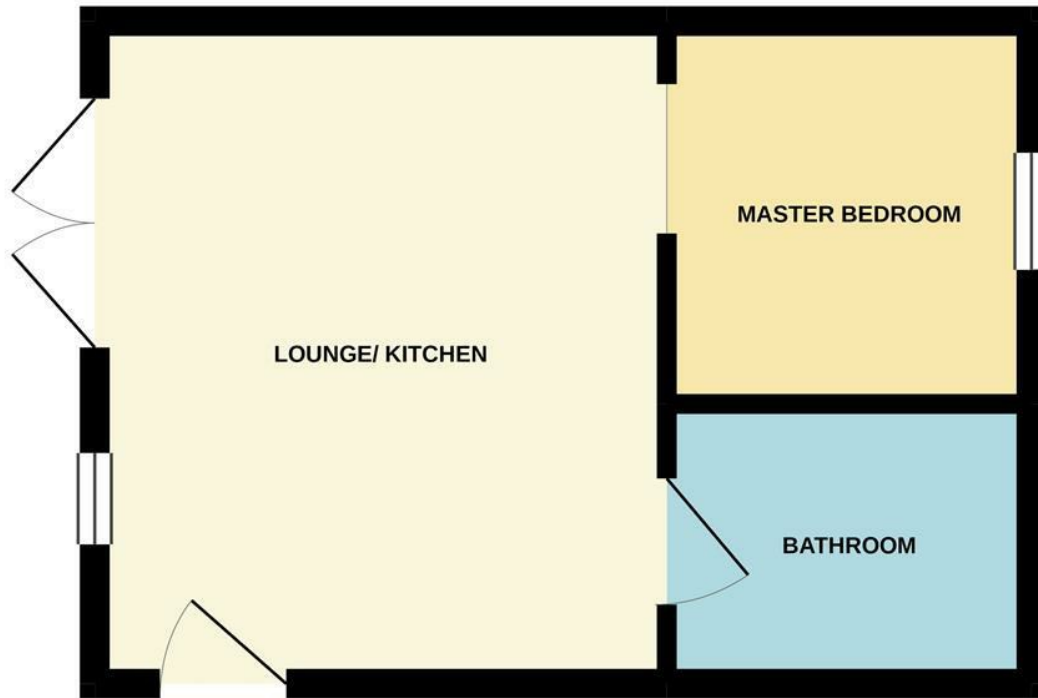
There is one allocated parking space and steps leading up to the apartment.

## TENURE

The property is a leasehold with 125 years on the lease as of April 2006, the ground rent is £70.00 annually, the service charge is £2,014.92 annually this includes external maintenance, gardens, window cleaning, building insurance, gas, electricity and water charges.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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