

## 5 Crownford Avenue

Hanley, Stoke-On-Trent, ST1 3DY

They say always wear your invisible CROWN as it will forever shine through! Well you will be beaming when you set your sights on this stylish GROUND FLOOR apartment on CROWNford Avenue. Be your own king or queen of your castle and make this apartment you next home! The accommodation comprises of a spacious, open plan lounge/dining and kitchen with integrated appliances. TWO bedrooms, the master with a balcony and ensuite and a further contemporary bathroom. Externally, the property benefits from allocated off road parking. Located in Hanley within walking distance to the main town centre and bus station, local amenities and commuter links to Stoke train station. Its time to wear a CROWN of flowers on your head and let their roots make home here, call today to book a viewing, as this apartment is also sold with no upward chain.

**£109,950**

# 5 Crownford Avenue

Hanley, Stoke-On-Trent, ST1 3DY



- IMMACULATE GROUND FLOOR APARTMENT
- TWO MODERN BATHROOMS
- POPULAR LOCATION
- EARLY VIEWING A MUST
- LARGE OPEN PLAN KITCHEN/DINER & LIVING ROOM
- BALCONY
- LEASEHOLD
- TWO BEDROOMS
- ALLOCATED PARKING
- SOLD WITH NO UPWARD CHAIN

## AGENTS NOTES

Please note this property is a leasehold.

At the time of writing there is;

-979 years left on the lease.

-The annual ground rent, payable 1st January each year is currently £201.37

- The service charge is payable twice a year in January and June and is currently £1075.15, a total of £2150.30 each year.

## GROUND FLOOR

The apartment is located to the ground floor.

### Entrance Hall

14'9" x 5'4" (4.52 x 1.65)

Door to the front aspect and double glazed window to the side. Storage cupboard housing water tank. Electric radiator.

### OPEN PLAN: Kitchen/Dining and Living Room

26'4" x 12'8" (8.05 x 3.87)

A double glazed window looks

out to the rear and side aspect.

Fitted kitchen with a range of wall and base units, coordinating work surface areas and breakfast bar. Partly tiled walls. Inset stainless steel sink and side drainer. Integrated appliances include electric hob and oven with extractor fan above, fridge/freezer, washing machine and dishwasher. Three electric heaters and TV point.

### Bathroom

7'9" x 6'0" (2.38 x 1.85)

Fitted suite comprising of bath with shower head, Low level WC and wash hand basin. Towel radiator and partly tiled walls.

### Bedroom

17'4" x 8'5" (5.29 x 2.57)

A double glazed window and door open out to the balcony. Electric radiator and fitted wardrobes.

### Ensuite

5'2" x 4'4" (1.58 x 1.34)

Fitted suite comprising of shower cubicle, Low Level WC and wash hand basin. Partly tiled walls, electric radiator and extractor fan.

### Bedroom

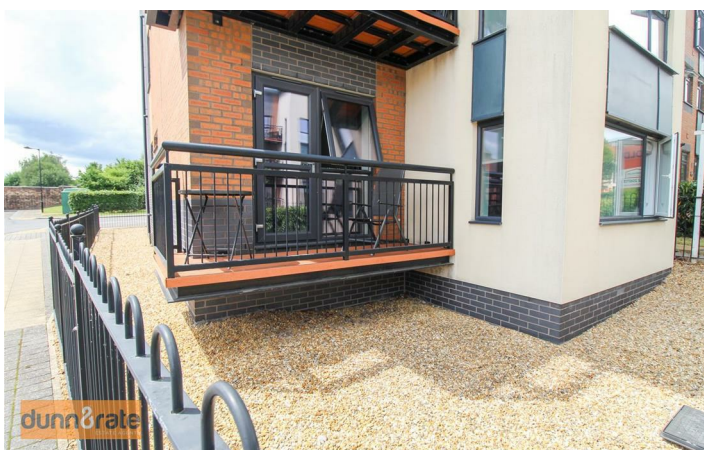
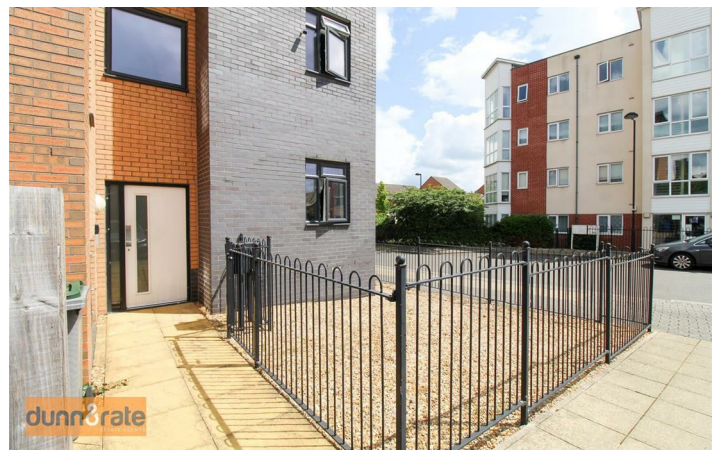
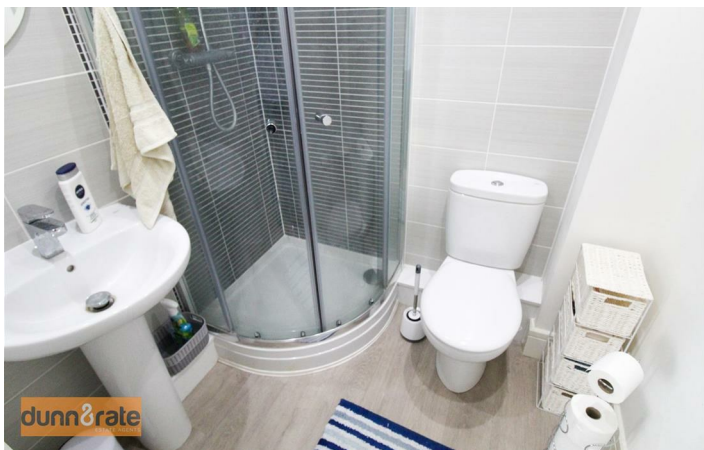
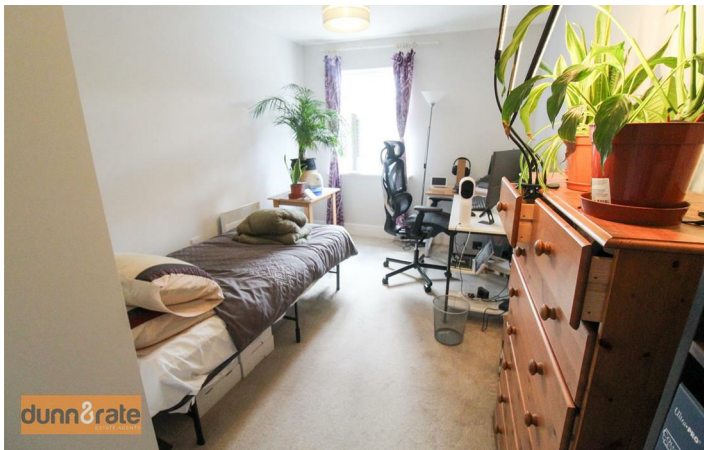
13'8" x 8'4" (4.17 x 2.56)

A double glazed window looks out the front aspect. Electric radiator.

### PARKING

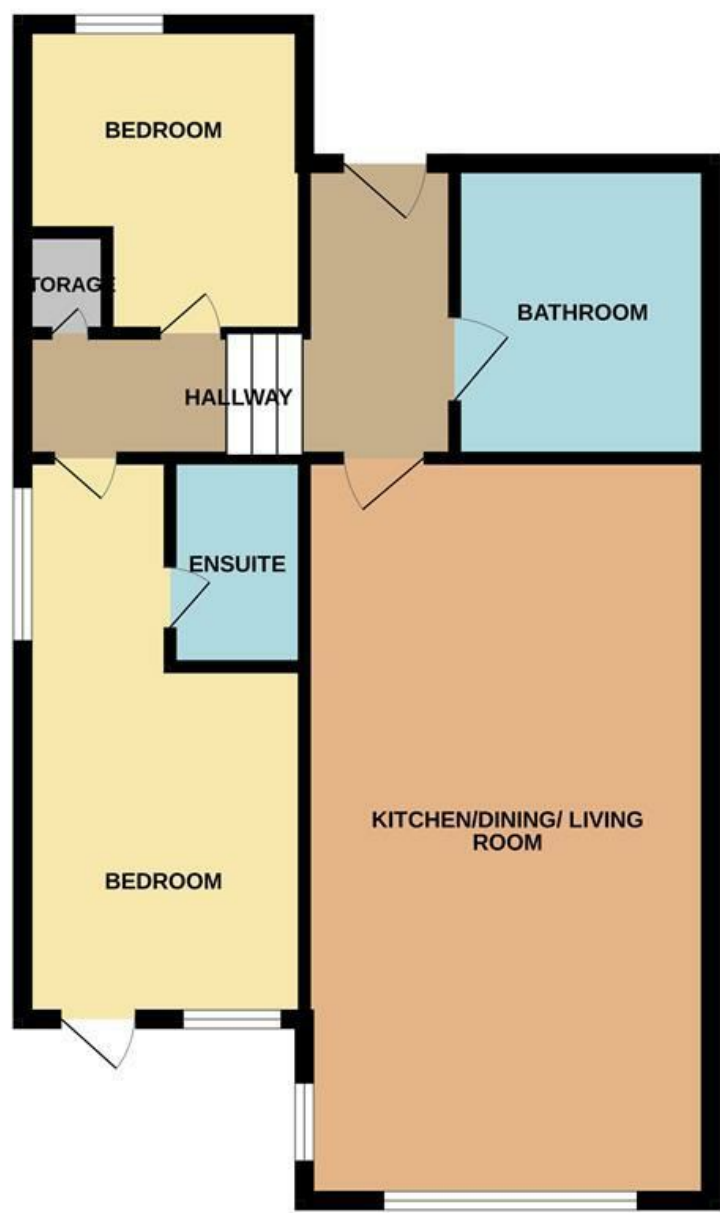
The apartment has one allocated parking space.





Floor Plan

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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