

Moorefields View Norton Heights Stoke-On-Trent ST6 8GU



Offers In Excess Of £95,000

Upon the second floor, a haven bright, a stunning apartment, bathed in morning light -
Two bedrooms rest, a peaceful, quiet space, where worries fade and worries cease to chase -
A tranquil location, nestled near the trees, where gentle breezes whisper through the breeze -
Allocated parking, a welcome sight, no more the hunt for spaces, day and night -
The walls embrace a warmth, a gentle hue, a perfect setting, fresh and ever new -
A place to call your own, a happy home, where memories are made, and stories roam -
Does this sound like the perfect home for you? Ring DEBRA TIMMIS & arrange to view.

Welcome to this stunning 2nd floor apartment located in the desirable area of Moorefields View, Norton Heights, Stoke-On-Trent. This modern property, built in 2011, offers a generous living space of approx 743 square feet, making it an ideal choice for individuals or small families seeking comfort and style.

As you enter from the entrance hall, you will be greeted by an open-plan reception room that exudes a sense of space and light, perfect for both relaxation and entertaining. The apartment features two well-proportioned bedrooms, providing ample room for rest and privacy. The contemporary shower room is designed with modern fixtures, ensuring a pleasant experience for all residents.

Situated on the outskirts of the development, this apartment benefits from a peaceful environment while still being conveniently close to local amenities and transport links. This second floor apartment offers accommodation that is finished to a high standard, with stunning features throughout that enhance its appeal.

This property is well worth viewing, as it combines modern living with a tranquil setting. Whether you are looking to invest or find your next home, this apartment at Moorefields View is a fantastic opportunity not to be missed.

COMMUNAL ENTRANCE

Entrance via a communal entrance door leading to stairs.

ENTRANCE HALL

Store cupboard off. Radiator.

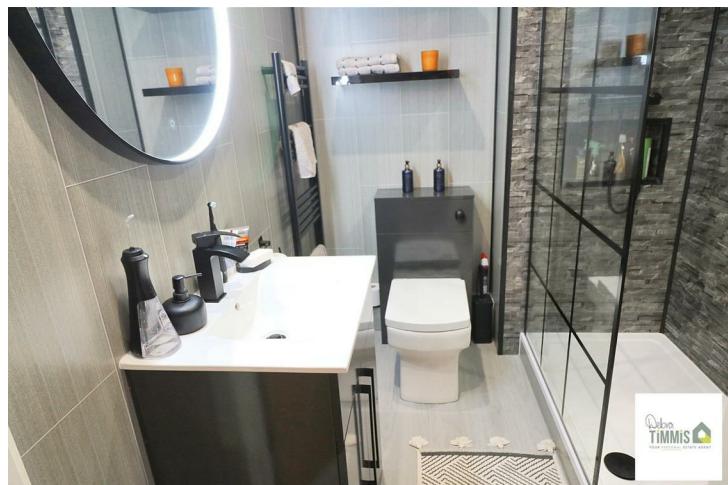
MASTER BEDROOM

Two double glazed windows to the rear elevation.
Radiator. TV point.



SHOWER ROOM

Stunning shower room having double shower, glass shower screen, vanity wash hand basin having mixer taps and W.C. Heated towel rail. Part tiled walls.



OPEN PLAN KITCHEN AND LOUNGE

Single drainer sink unit having mixer taps, cupboard below. Range of wall and base units. Wall unit housing central heating boiler. Built in four ring electric hob, electric oven and extractor fan. Built in fridge and plumbing for automatic washing machine. Double glazed window and French doors overlooking the front elevation. Two radiators.



BEDROOM TWO

Double glazed window to front elevation. Radiator.

EXTERNAL

Allocated parking.

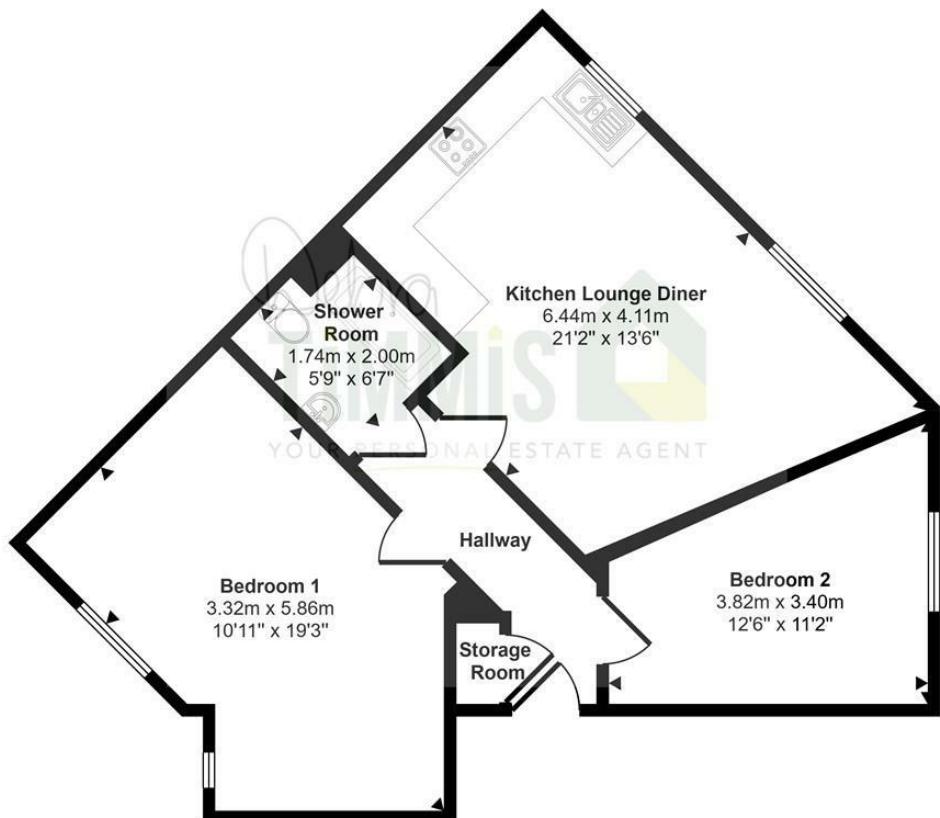
AGENTS NOTES

Leasehold property, service charge £400 per quarter and ground rent £320 per year, any interested parties are advised to make their own enquiries as this information could be subject to change.

Length of lease 999 years from 2007, approx. 981 years remaining.

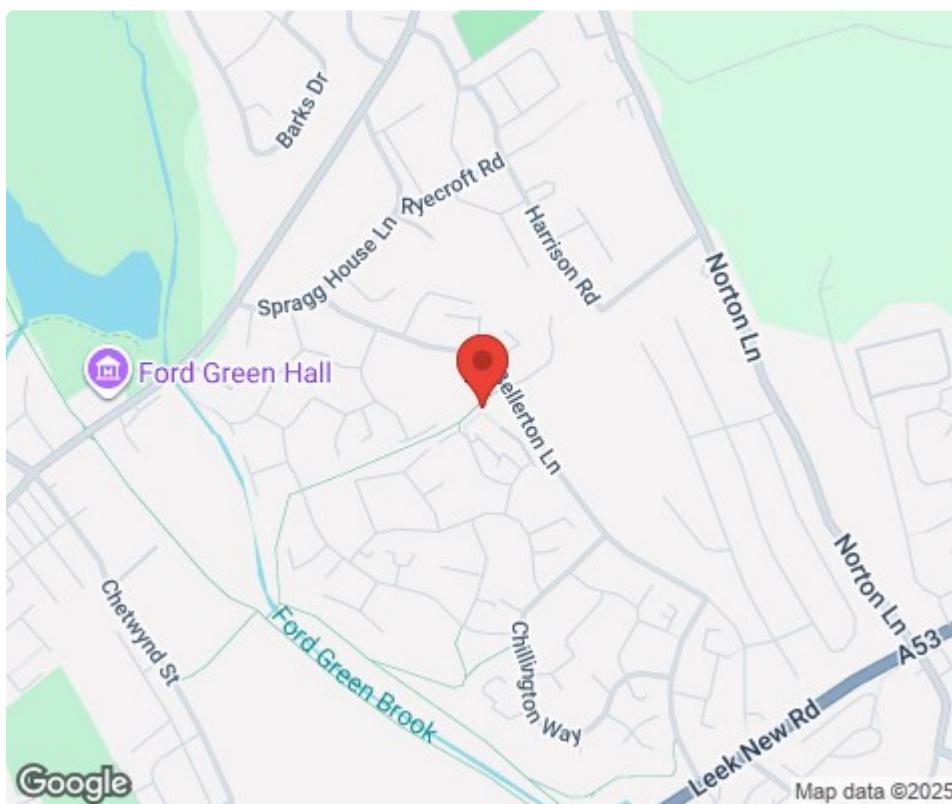


Approx Gross Internal Area
59 sq m / 638 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Leasehold
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC