



Thackhall Street, , Stoke CV2 4NX  
£129,995

archerbassett  
LETTINGS AND SALES

\*\*EXCELLENT INVESTMENT - TENANT IN SITU PAYING £11,100PA\*\* A modern second floor two bedroom apartment, with double glazing and gas central heating, comprising of a spacious open plan lounge/kitchen with integrated oven and gas hob and French doors leading to a Juliette balcony. A part tiled bathroom with white suite, bath and shower. Other benefits include fitted mirrored wardrobes and a further Juliette balcony in the master bedroom, allocated parking space and secure entry phone system.

#### Hallway

12'6" x 4'11" (3.82m x 1.5m)

Hallway with carpet and large cupboard for storage, access to all rooms.

#### Open Plan Living

14'1" x 20'0" (4.30m x 6.10m)

Spacious and modern kitchen with integrated hob and oven and lounge with double glazed French door leading to Juliette balcony.

#### Bathroom

7'11" x 4'7" (2.42m x 1.4m)

Part tiled bathroom with white suite to include bath and shower, w/c and wash hand basin.

#### Bedroom 1

8'6" x 13'0" (2.60m x 3.95m)

Double glazed French doors opening to Juliette balcony and fitted wardrobes with sliding mirrored doors.

#### Bedroom 2

7'3" x 8'10" (2.20m x 2.70m)

double glazed window to side, carpeted.

#### Tenure (Leasehold)

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in

these particulars have been provided by the vendor and have not been verified by the agent.

#### Viewing Arrangements

Viewings are strictly by appointment only via Archer Bassett.

#### Agent Notes

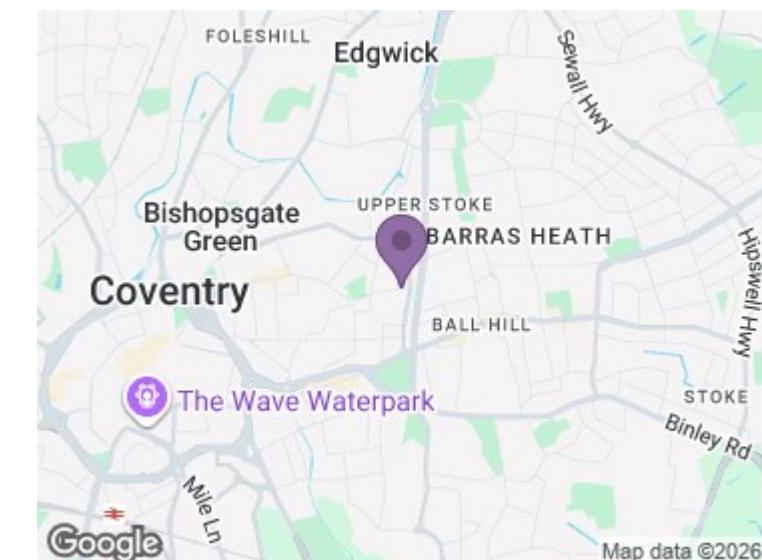
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

**Ground Floor**  
Approx. 54.0 sq. metres (581.3 sq. feet)



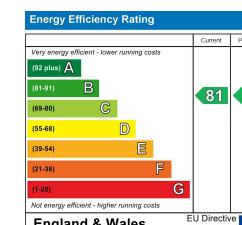
Total area: approx. 54.0 sq. metres (581.3 sq. feet)

This plan is for general information and is not to scale. It has not been produced for the use of any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



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