



**Woodbank View  
Stoke-on-Trent  
Staffordshire  
ST6 3EY**

**Offers In Excess Of £69,000**

**bettermove**



# Woodbank View

## Stoke-on-Trent

Bettermove are proud to present this 2 bedroom flat in Stoke-on-Trent available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has off street parking available via the allocated parking space.

The council tax band is B.

This is a leasehold property with 125 years on the lease from 2011; the ground rent is £100pa and the service charge is £1,800pa.

The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms, en-suite and the family bathroom.

Located in the popular city of Stoke-on-Trent, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A500, Longport train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement and the floor plan is an illustration only as a guide. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems, appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Made with Visual Builder

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



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