



16 Lakewood Drive

Barlaston, ST12 9BH

£145,000

**Tinsley
Garner**

independent property expertise



A stylish first floor apartment in an established cul-de-sac location on the outskirts of Barlaston village. The accommodation is spacious and well proportioned with a large open plan living space, stylish contemporary kitchen, two spacious bedrooms and a luxurious bathroom. The apartment has been extensively improved by the present owners with new kitchen, bathroom and benefits from upvc double glazing throughout. Moving to the outside the property enjoys a small first floor sitting area with space for a bistro set, small garden area, off road parking and a single garage in an adjacent block. A lovely property in a convenient location within easy reach of local amenities and close to some very pretty countryside including the Trent & Mersey canal which is a few hundred metres away.

16 Lakewood Drive

Barlaston, ST12 9BH

Ground Floor Entrance

Entrance lobby with part glazed upvc front door and carpeted staircase to the first floor landing.

Hallway

With inner door separating the stair well, wood effect laminate flooring. Electric radiator.

Lounge / Dining Room

A spacious open plan lounge with plenty of space for a dining table. Wood effect laminate floor extending through from the hallway, two window to the front of the house and window to the side. Installation for a wall mounted TV and wall mounted remote control electric fire. Built-in storage to the chimney alcoves. Electric radiator.

Breakfast Kitchen

A stylish modern kitchen which features an extensive range of wall and base cupboards with white high gloss cabinet doors and contrasting black granite effect work surfaces with inset sink unit. Breakfast bar seating two. Inset ceramic electric hob with stainless steel extractor and built

under electric oven. Space for an upright fridge / freezer, plumbing for washing machine. Windows to the side and rear of the apartment and part glazed door to the rear which

Bedroom 1

Double bedroom with window to the front of the apartment. Built-in wardrobe, carpet flooring, Electric radiator.

Bedroom 2

Double bedroom with window to the rear of the apartment. Carpet flooring. Electric radiator.

Bathroom

Fitted with a modern white suite comprising: bath with electric shower over, pedestal basin & WC. Ceramic wall tiling to full height and tiled floor. Airing cupboard. Window to the side of the apartment.

Outside

To the rear there is a small balcony with space for a patio set and steps down to a small garden area. Off road parking and a single garage in a block adjacent to the property.



General Information

Services: Mains water, electricity & drainage. Electric thermostatically controlled heating radiators.

Council Tax band A

Leasehold 999 years from January 1990

Service Charge £49 per calendar month which covers external maintenance of the buildings and grounds. Buildings insurance and running of the management company.

Viewing by appointment

For sale by private treaty, subject to



