



Guide price: £89,950+

Two Bedroom Flat

9 Victoria House
Scholars Court
Stoke-on-Trent
ST4 7DW

OVERVIEW

A two bedroom ground floor flat in a purpose built block. The building is of brick construction with a pitched and tiled roof with flats arranged over ground and two upper floors.

The property is currently vacant, having previously been tenanted.

Scholars Court is situated on the southwest side of West Avenue which runs parallel with Princes Road. West Avenue runs in a north-westerly direction from Frederick Avenue to Quarry Road.

Stoke-on-Trent is situated in the heart of the West Midlands region, roughly halfway between Manchester to the north and Birmingham to the south. Stoke-on-Trent's central location has historically made it an important hub for transport and industry, with easy access to major cities.

Lot No. 5

Auction date: 18 & 19 September

Floor Area

Total floor area of 72 m² / 775 ft²
(measurement taken from EPC)

Council Tax

The property is rated within council tax band A.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8391-2413-3229-9797-5033>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Tenure

Long leasehold - 155 years from 1 September 2003. Unexpired lease term of approximately 134 years.

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Buyer's Premium

2.5 % (min. £4,000) inc. VAT.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

FEATURES

- For sale by online auction
- Two bedroom flat
- Sold with vacant possession
- Potential rent of £750 pcm
- Long leasehold - approx. 134 years
- Guide Price £89,950+
- Good rental location
- Ground rent - £193 per annum
- Service charge - £1,400.15 per annum
- Council tax band A

Disclaimer: John Pye Property is the trading name of John Pye & Sons Ltd whose registered office address is James Shipstone House, Radford Road, Nottingham, NG7 7EA [registered company number 02564753]. John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.