



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. 1

Auction date: 16 & 17 October 2024

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

3% (min. £4,500) 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

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