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**Flat 1 Hatherton House Clay Street, Penkridge, Stafford, ST19 5NB**  
**£150,000**

A two bedroom ground floor apartment ideally located in the heart of the popular market town of Penkridge close to shops, amenities, public transport routes, motorway links such as M54, M6 and M6 Toll, and good school catchment.

In brief the accommodation comprises of: Entrance hallway, Lounge/diner, fitted kitchen, master bedroom with ensuite, one further bedroom, bathroom and off road parking.

**\*\*\*\*\*IDEAL FIRST TIME BUY\*\*\*\*\*SOUGHT AFTER VILLAGE LOCATION\*\*\*\*\*VIEWING RECOMMENDED TO APPRECIATE SIZE AND LOCATION\*\*\*\*\*NO UPWARD CHAIN\*\*\*\*\***



### Entrance hallway

Approached via a wooden door with intercom entry system.

### Lounge

12'9" x 11'3" (3.89m" x 3.43m")

Having a ceiling light point, power points, laminate wood effect flooring, feature fireplace housing an electric fire and a double glazed window.

### Kitchen

9' max 7'6" min x 8'6" (2.74m max 2.29m" min x 2.59m")

Having a range of wall mounted and base units with work tops over, integrated fridge freezer, integrated washing machine, built in gas hob with electric oven, radiator, partial wall tiling and a double glazed window.

### Master bedroom

9'1" x 8'10" (2.77m" x 2.69m")

Having a ceiling light point, laminate wood effect flooring, radiator, power points and a double glazed window.

### Ensuite

Having a ceiling light point, low level WC, pedestal wash hand basin, extractor fan and a shower enclosed in a cubicle.

### Bedroom two

10'2" x 7' (3.10m" x 2.13m)

Having a ceiling light point, laminate wood effect flooring, power points, radiator and a double glazed window.

### Bathroom

A suite comprises of: low level WC, pedestal wash hand basin, bath, partial wall tiling, radiator, ceiling spot lights and a double glazed obscured window.

### Outside

There is allocated parking.



### Council tax band: B Tenure: Leasehold

Agents note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested.

All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

