



Windlass Grove, Hanley, Stoke-on-Trent

£150,000



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Leasehold | EPC rating: TBC

- No Chain Sale
- Close to Town Centre and Primary Schools

- Brand New Apartments
- Open Plan Living
- Private Balcony

BELVOIR!

Property is personal

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Description

*****BRAND NEW PROPERTIES***** Proudly presenting these **2 bedroom Canalside apartments** under construction presently. Set out over two floors these stunning duplex apartments have been designed to maximise on space, style and location.

Only a **short walk** from the **city centre, schools** and **amenities** yet peacefully overlooking the canal with views featured on both levels. The apartments comprise **two double bedrooms**, one with a **balcony** and an **ensuite** and a family bathroom to the first floor. Then up to the upper floor where you'll be delighted by the bright and spacious **open plan living area** with a modern fitted kitchen, **patio doors** and a **balcony** and ample space for your chosen living-dining arrangements.

Call for further information and to reserve your new property today.

Leasehold: 125 year lease. Ground Rent and Service Charge: TBC

Photographs



Rooms

As part of the **Poundlock 123** development the **Canalside apartments** form part of the Poundlock 2 phase of the development **under construction RIGHT NOW** and available with a **10 year BuildZone warranty**.

Designed to reflect elegance and sophistication and equipped with modern fixtures and fittings throughout prepare to be delighted.

Rooms and dimensions

Lower floor:

Hallway - 6.5m²

Bedroom 1 - 9.6m²

Ensuite - 2m²

Bedroom 2 - 8.6m²

Bathroom - 4.2m²

Upper Floor:

Lounge-Kitchen-Diner - 35m²

Locally you can expect to find:

Primary Schools:

Hanley St Luke's Primary School - 7 minute walk
Water Side Primary School - 3 minute drive

Secondary Schools:

Birches Head Academy - 7 minute drive
St Peter's Academy - 7 minute drive

Universities:

Staffordshire University - 5 minute drive
Keele University – 18 minute drive

Transport:

Stoke Train Station - 5 minute drive
Hanley Bus Station – 5 minute drive or 15 minute walk
A500 – 10 minute drive
M6 – 18 minute drive

Leisure and Entertainment:

The Regent Theatre - 4 minute drive
INTU Potteries - 3 minute drive
Museum and Art Gallery - 5 minute drive
Bet 365 Stadium - 15 minute drive

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of up to 20% (inc VAT) of the mortgage commissions earned by the Mortgage Advice Bureau, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to Goddard Dunbar, McQuades, Charltons solicitors or Knights solicitors. We may receive a fee of up to £180 (inc VAT), if you use their services. If you require a removals firm, we can refer you to Move My Stuff. We may receive a fee of up to 10% of the invoice value, if you use their services.

Floorplan



Map



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