



Gorse House, Caldon Quay, Stoke-on-Trent

£110,000



Leasehold | EPC rating: B

- Perfect for University Students
- Two Beautiful Double Bedrooms
- No Onward Chain!

- Private Parking!
- Two Fabulous Bathrooms
- Low Maintenance Investment

BELVOIR!

Property is personal

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Description

Take a look at this **fabulous flat** on the **ground floor** of a purpose-built block of apartments by the **canal side**. Only a hop and a skip away from Hanley Park and close to **Stoke-on-Trent college** as well as **Staffordshire University**. This flat would be perfect for first time buyers, for investors to buy as a rental property or for parents buying somewhere for their children to live while studying.

The flat consists of a hallway, two double bedrooms, bathroom, ensuite to the master bedroom and a fabulous open plan kitchen/living room.

You'll also benefit from designated parking, gas central heating radiators, recently serviced whole-house ventilation system and UPVC double glazing windows throughout.

EPC rating: B - **Council tax band:** B (Stoke on Trent City Council) - **Tenure:** Leasehold (146 years remaining at the time of writing) - **Ground Rent:** £150 PA - **Service charge:** £500 PQ

If this property is for you call **TODAY** to book your viewing.

Photographs



Rooms

Open plan kitchen/living room - 4.83 x 5.96m

Enjoy entertaining family and friends in this modern space. A sleek kitchen with white gloss finished wall and base units, contrasting work surfaces and benefiting from an integrated gas hob, electric oven, washing machine and fridge freezer. You'll find a very sociable kitchen island providing additional storage and workspace, perfect for hosting but also ideal to sit at while enjoying regular meals and dual aspect views.

The living area is equally as delightful, light and airy with patio doors. There's ample room for your settees, coffee tables and a media unit all while finished with clean painted walls, modern feature wallpaper and vinyl floor covering for easy maintenance.

Master bedroom - 3.16 x 2.36m

The main bedroom of this flat is easily spacious enough for double bed, bedside tables, and drawers/a dresser. The fully fitted double wardrobe minimises the need for other furniture freeing up extra space for minimalism or room for a desk and chair if needed.

High level electrical and aerial sockets at the ready for a wall mounted TV if you like. The neutral decoration is ready for you to put your own stamp on it and beige carpet compliments the room.

Ensuite shower room - 2.09 x 1.59m

As the master of your domain, you can jump straight out of bed and into your own private ensuite shower room with fully tiled walls, an electric shower, enclosure and tray, a dual flush toilet as well as a hand basin with mixer tap.

Bedroom two - 2.81 x 2.78m

Your guests, housemates or children will not be disappointed with the second double bedroom. With space for a double bed or bunk beds if needed, bedside tables and drawers. There's a fitted double wardrobe in this room too with mirror fronted doors. Decorated in clean light paint to the walls with feature wallpaper and neutral fully fitted carpet.

Family bathroom - 2.59 x 1.73m

This main/family bathroom is a spacious room and feels even bigger due to the huge mirror adorning the main wall. The suite comprises a full-size bathtub with mixer tap, shower attachment over and a shower screen, a wall mounted hand basin with mixer tap and a dual flush toilet. Painted and part tiled walls, vinyl flooring and a silver heated towel rail finish the room.

Storage room

Finishing the tour and closest to the main entrance of the property you'll find a really useful storeroom. Housing the boiler, the Vent-Axia ventilation system and the fuse board etc this space doubles up as the perfect spot to store coats, shoes and the Hoover and ironing board etc.

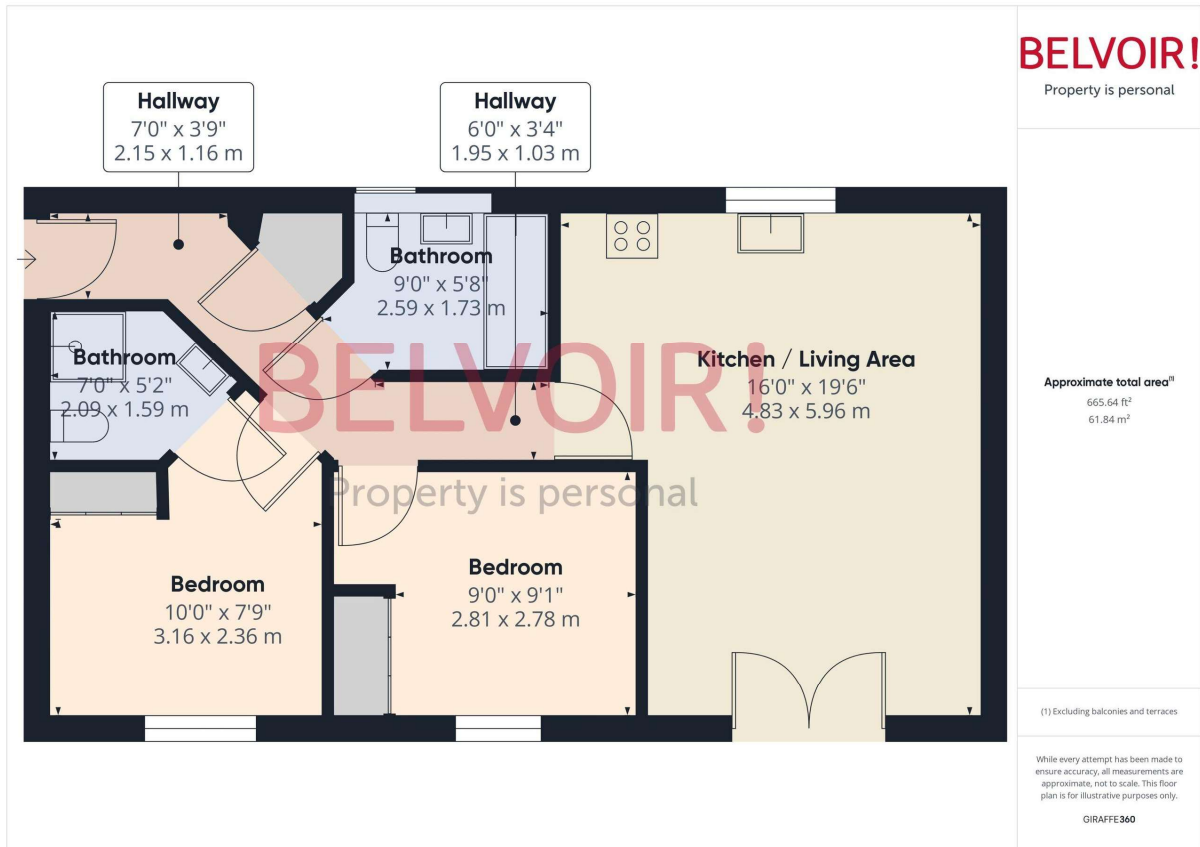
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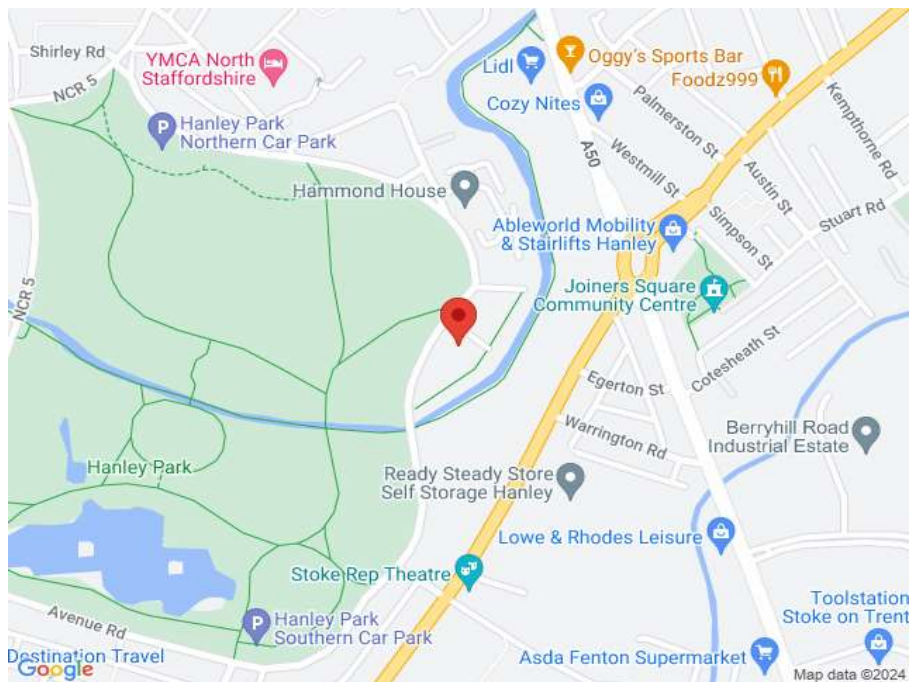
According to Ofcom's mobile checker network with major mobile phone providers EE, Three, Vodafone and 02 is available. The current owner uses BT for wired highspeed internet.

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.

Floorplan



Map



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