



## 45 Quarry Avenue, Stoke-On-Trent, ST4 7EW

**Asking price £113,000**

\*\*\*Investors only\*\*\*

CityRise is thrilled to present a beautiful, recently refurbished 2-bedroom apartment in Stoke-on-Trent.

The property benefits from a stunning fully equipped kitchen and a living room area, two spacious bedrooms and a modern bathroom.

Located in a prime location, this apartment offers easy access to Stoke-on-Trent's city centre, making it ideal for those who enjoy shopping, dining, and exploring local attractions. Additionally, it is conveniently situated near transportation links, ensuring easy access to the wider area.

Stoke on Trent is a smart choice for a diversified portfolio. The city's affordability, combined with the recent and ongoing investment in infrastructure, culture, and development, makes Stoke a gem that is no longer hidden.



## Floor Plan

## Area Map



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.