

FOR SALE



Tattershall Court, Penstock Drive, Stoke On Trent

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £94,750


MARTIN&CO



**Tattershall Court, Penstock
Drive, Stoke On Trent**
2 Bedrooms, 2 Bathroom
Asking Price Of £94,750

- Modern Apartment
- Open Plan Living
- Two Bedroom
- Family Bathroom
- En-Suite Master Shower Room



ENTRANCE HALL 11' 8" x 8' 11" (3.56m x 2.72m)
Electric panel heater, built in storage cupboard with space and plumbing for washing machine, lagged hot water tank and shelving providing storage.

BATHROOM 7' 1" x 5' 1" (2.16m x 1.55m) White suite comprising WC, pedestal wash hand basin and Bath. Heated towel rail, Karndean Tiled Flooring and wood panel door.

OPEN PLAN LIVING AREA 19' 5" x 11' 0" (5.92m x 3.35m) Carpeted flooring to lounge area, Vinyl floor covering to Kitchen area, wall mounted electric panel heater, sliding UPVC double glazed patio door opening onto Juliette Balcony. Upvc window x2 to side elevation. The kitchen area comprises a range of base and wall units, stainless steel sink and drainer with mixer tap over. Electric hob with extractor over and oven below. Space for fridge freezer.

BEDROOM 10' 3" x 8' 3" (3.12m x 2.51m) Bedroom with carpeted flooring, electric panel Heater and UPVC double glazed window to front elevation.


MASTER BEDROOM WITH EN-SUITE 10' 3" x 10' 2" (3.12m x 3.1m) Bedroom with carpeted flooring, electric panel Heater and UPVC double glazed window.

EN-SUITE En-Suite comprising of LLWC, Pedestal Wash Hand Basin and Shower Cubicle, Electric Wall Heater, Karndean tiled flooring.

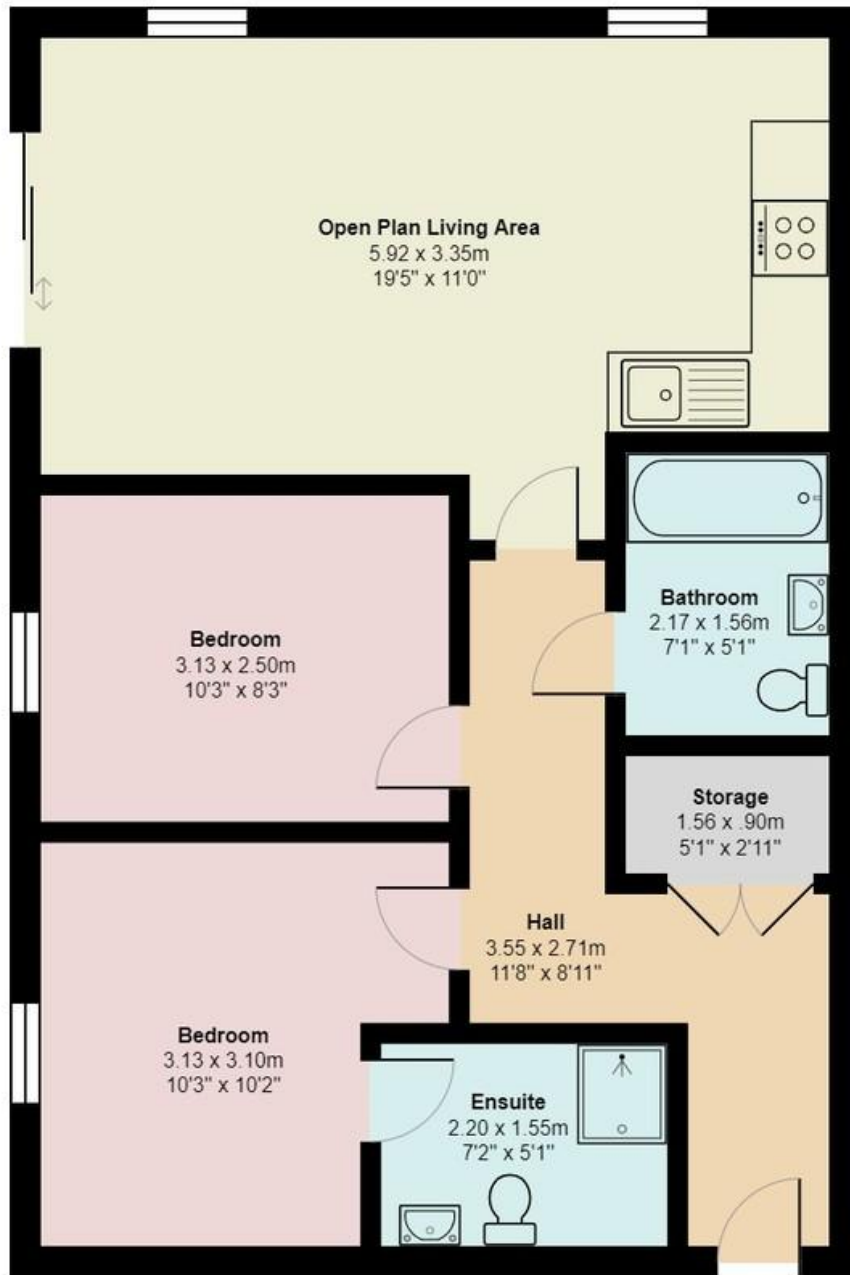




Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	





First Floor

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

