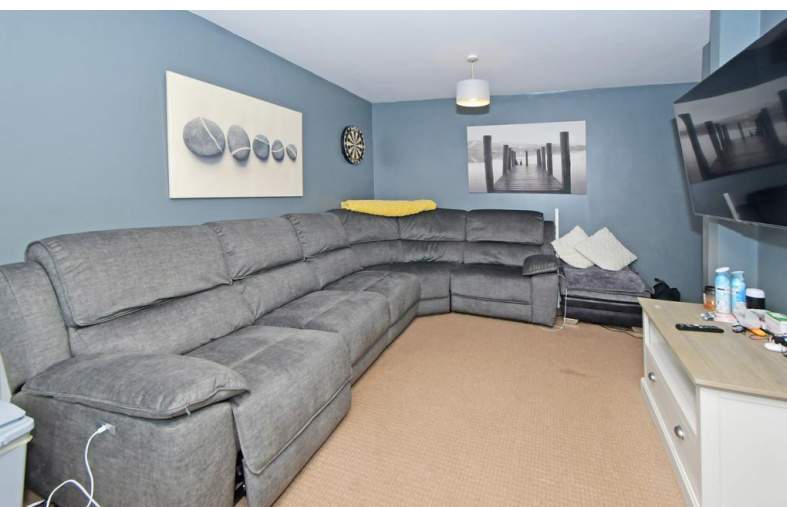


**FOR SALE**



## **Windsor Court, Sunny Bank**

**2 Bedrooms, 1 Bathroom, Apartment**

**Asking Price Of £70,500**



## Windsor Court, Sunny Bank

2 Bedrooms, 1 Bathroom

Asking Price Of £70,500

- Pre Let Investment Opportunity
- Two Bedrooms
- First Floor
- Upvc Double Glazing
- Gas Central Heating

HALL 11' 3" x 7' 7" (3.43m x 2.31m) Upvc door, central heating radiator, carpet to floor

LOUNGE 14' 10" x 10' 0" (4.52m x 3.05m) Upvc double glazed patio doors giving access to the balcony, central heating radiator, TV aerial point, carpet to floor.

KITCHEN 9' 1" x 7' 4" (2.77m x 2.24m) Upvc double glazed window, range of wall and base units with worktops over, stainless steel single sink, built in oven and hob, extractor fan, built in under counter fridge, space and plumbing for a washing machine, vinyl flooring

BATHROOM 5' 5" x 4' 1" (1.65m x 1.24m) 3 piece suite in white including shower cubicle, central heating radiator, vinyl flooring


BEDROOM 12' 4" x 8' 9" (3.76m x 2.67m) Upvc double glazed window, central heating radiator, carpet to floor

BEDROOM 6' 10" x 6' 9" (2.08m x 2.06m) Upvc double glazed window, central heating radiator, carpet to floor







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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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 mpart 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.