

FOR SALE



Hartley Court, Etruria, Stoke-on-Trent

2 Bedrooms, 2 Bathroom, Apartment

Offers In Excess Of £95,000





LOUNGE/KITCHEN 10' 11" x 19' 5" (3.34m x 5.92m)
 Having Juliet balcony to the front and two double glazed windows to the side. The kitchen is fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer., integrated electric oven and hob with extractor, space for appliances, two wall mounted electric heaters.

BEDROOM ONE 10' 1" x 10' 2" (3.09m x 3.12m)
 Double glazed window to the front elevation, wall mounted electric heater.

ENSUITE 5' 1" x 7' 2" (1.55m x 2.19m) Modern white suite comprising; low level WC, pedestal hand wash basin and shower unit, chrome heated towel rail.

BEDROOM TWO 8' 3" x 10' 2" (2.52m x 3.12m) Double glazed window to the front elevation, wall mounted electric heater.

BATHROOM 7' 2" x 5' 1" (2.19m x 1.57m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower attachment, chrome heated towel rail.

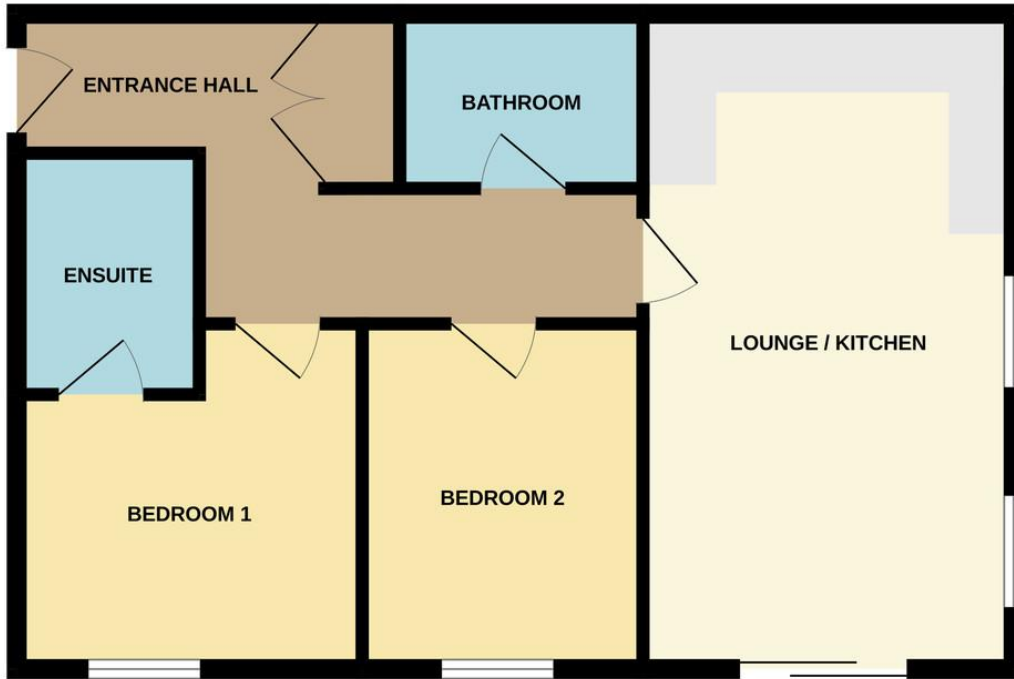
EXTERNAL Allocated parking and communal gardens.

- First Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Open Plan Lounge/Kitchen
- Allocated Parking
- No Onward Chain
- Council Tax Band - A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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