

**FOR SALE**



**Regal Way, Hanley, Stoke-on-Trent**

**2 Bedrooms, 2 Bathroom, Apartment**

**Offers In Excess Of £100,000**





- Two double bedrooms
- Master with en-suite
- Private balcony
- Open-plan reception room
- Close to city centre
- No onward chain
- Council Tax Band - A



**OVERVIEW** I'm thrilled to present to you this splendid 2-bedroom flat available for sale. This property is in good condition and is situated within a modern purpose-built apartment complex. The location is a dream - just a short walk to the city centre, with excellent commuter links, and surrounded by public transport options, top-notch schools, and local amenities.

As you step in, you'll find an open-plan reception room which is perfect for those who love a spacious and contemporary living area. The room is wonderfully versatile, catering to both relaxation and entertainment. Adjacent to this, you'll discover a delightful open-plan kitchen. This comes complete with a breakfast area that's perfect for enjoying your morning cuppa!

The property boasts two double bedrooms. The master bedroom is a true luxury with an en-suite bathroom and its own balcony - a private outdoor space where you can unwind and admire the views. The second bedroom is also a comfortable double, offering plenty of space.

Additionally, there are two bathrooms in the property. The main bathroom is incredibly spacious, featuring a relaxing bath. The second bathroom is an en-suite attached to the main bedroom and comes with a refreshing shower.

This flat is a true gem, offering a combination of comfort and convenience. With its unique features like the





open-plan living areas, a balcony, and being split-level, it's ideal for first-time buyers or investors. Don't miss out on this fantastic opportunity!

**ENTRANCE HALL** Intercom entry system. Airing cupboard.

**OPEN PLAN LIVING AREA** 25' 9" x 12' 6" (7.85m x 3.81m) Spacious open plan living/dining/kitchen area having large picture window to the front elevation and window to the side elevation. 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, integrated fridge/freezer, space and plumbing for washing machine, two wall mounted electric heaters.

**BEDROOM** 11' 1" x 8' 8" (3.38m x 2.64m) Window to the rear elevation, wall mounted electric heater.

**ENSUITE** 5' 7" x 4' 9" (1.71m x 1.47m) Modern white suite comprising; low level WC, pedestal hand wash basin and corner shower, fully tiled walls, wall mounted electric heater.

**BEDROOM** 18' 0" x 8' 8" (5.49m x 2.64m) Windows to the side elevation with door and glazed side panel leading onto a private balcony, wall mounted electric heater.



**BATHROOM** 8' 0" x 6' 4" (2.45m x 1.95m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath, fully tiled walls, wall mounted electric heater.

**EXTERNAL** Allocated parking space.





## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com <http://www.martinco.com>

# 01782 262880



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