

TO LET



Etruria Court Humbert Road

2 Bedrooms, 1 Bathroom, Apartment

£875 pcm



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Apartment,
2 bedroom, 1 bathroom

£875 pcm

Date available: 20th December 2025

Deposit: £1,009

Furnished

Council Tax band: B

- First floor furnished apartment
- Walking distance of Festival Park
- Lounge
- Separate kitchen
- Bathroom
- Close to Hanley town centre
- 2 Bedrooms

FURNISHED APARTMENT. Martin and Co are delighted to offer for rent this modern furnished apartment located on a highly sought after development in Etruria which is within walking distance of Festival Park and Hanley town centre. This executive apartment comprises a lounge, separate fully fitted kitchen dining room, with fridge/freezer, washing machine and integrated oven and hob, 2 bedrooms and the bathroom with shower over the bath. The apartment also benefits from residents parking.

ENTRANCE HALL Carpeted flooring, wall mounted visitor entry phone, storage cupboard housing water heater, wall mounted electric panel radiator.

KITCHEN Fitted kitchen comprising of a range of base units with worktops over, wall units, stainless steel sink and drainer with mixer tap over, electric hob with extractor hood over, electric oven, UPVC Double

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		



Glazed window.



LIVING ROOM Carpeted flooring, wall mounted electric panel radiator and a range of UPVC Double Glazed windows providing plenty of natural light.

BEDROOM ONE Carpeted flooring, wall mounted electric panel radiator, UPVC Double Glazed window.

BEDROOM TWO Carpeted flooring, wall mounted electric panel radiator, UPVC Double Glazed window.

BATHROOM White three piece suite comprising of WC, Wash hand basin and bath with shower over, part tiled walls, heated towel rail, vinyl flooring.



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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.