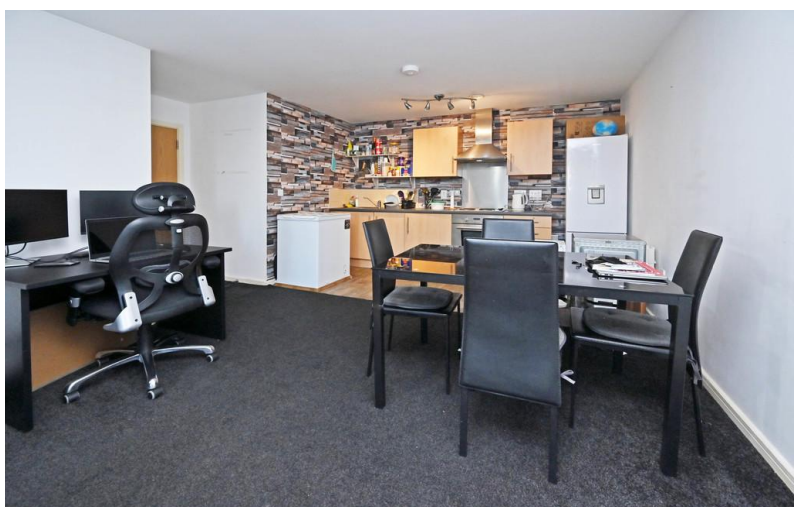
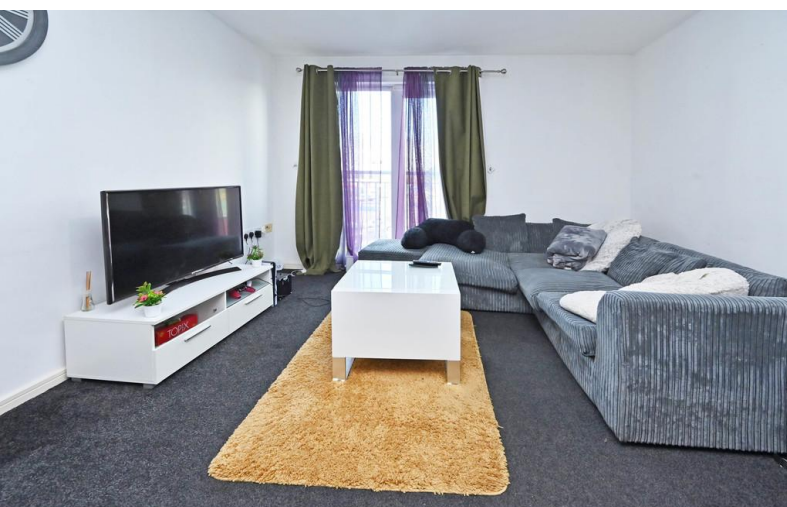


FOR SALE



Lancashire Court, Federation Road

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £55,000



Lancashire Court, Federation Road

2 Bedrooms, 1 Bathroom

Offers In Excess Of £55,000

- No onward chain
- Open-plan kitchen and reception
- Juliet balcony with natural light
- Built-in wardrobes
- Allocated parking space



OVERVIEW This two-bedroom flat is for sale in Lancashire Court, Stoke-on-Trent, and is currently let, achieving £675 per calendar month. Offered with no onward chain, the property is particularly suitable for investors seeking a purchase with tenant in situ.

The flat is in good condition and features an open-plan layout that combines the kitchen and reception area, creating an efficient living space. The reception room benefits from a Juliet balcony, bringing in natural light. The open-plan kitchen complements modern living requirements. The property offers parking, adding to the convenience for residents and visitors.

The accommodation includes a double bedroom with built-in wardrobes and an en-suite, alongside a single bedroom. The main bathroom is fitted with a four-piece suite.

Lancashire Court is within easy reach of local amenities, including shops and cafés on the High Street in Tunstall. Victoria Park, a popular green space, is nearby and offers walking paths and play areas. Local schools, such as Star Academy and Mill Hill Primary, are accessible from this location.

Public transport links are well established. Longport train station is less than 2 miles away, providing services to Crewe, Stoke-on-Trent city centre, and Manchester Piccadilly. Bus services operate along High Street, allowing easy access throughout the local area.

This flat's combination of location, parking, and open-plan design offers a practical option for investors looking for property in a well-connected part of Stoke-on-Trent.



HALLWAY 12' 2" x 3' 10" (3.72m x 1.19m) Storage cupboard with space and plumbing for washing machine and heating system. Intercom entry system, wall mounted electric heater.

LOUNGE/KITCHEN 21' 6" x 11' 7" (6.57m x 3.54m) A spacious and open plan lounge/kitchen having patio door and Juliet balcony, wall mounted electric heater. The kitchen is fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor hood, space for appliances.

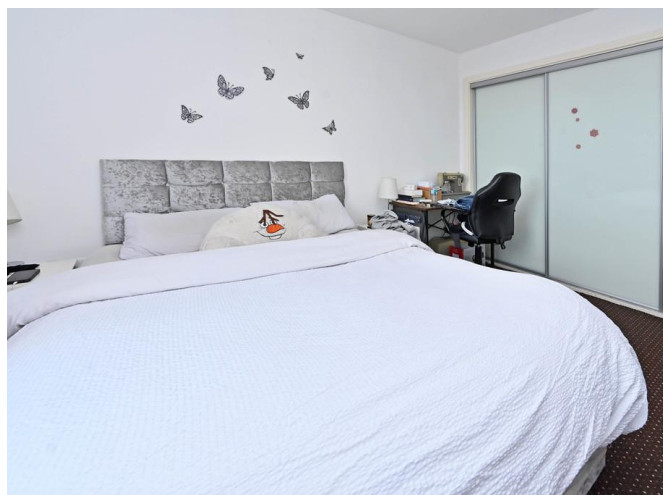
BEDROOM 13' 11" x 9' 10" (4.25m x 3.00m) Having built in wardrobes, double glazed window to the front elevation, wall mounted wall heater.

BEDROOM 9' 0" x 7' 10" (2.76m x 2.39m) Double

glazed window to the front elevation, wall mounted electric heater.

BATHROOM 9' 10" x 7' 2" (3.00m x 2.20m) White four piece suite comprising; low level WC, pedestal hand wash basin, bath and shower, wall mounted electric heater.

EXTERNAL Allocated parking space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		





Second Floor

All measurements are approximate and for display purposes only

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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.