



 **2**
Bedrooms

 **1**
Bathroom

 **1**
Reception

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS



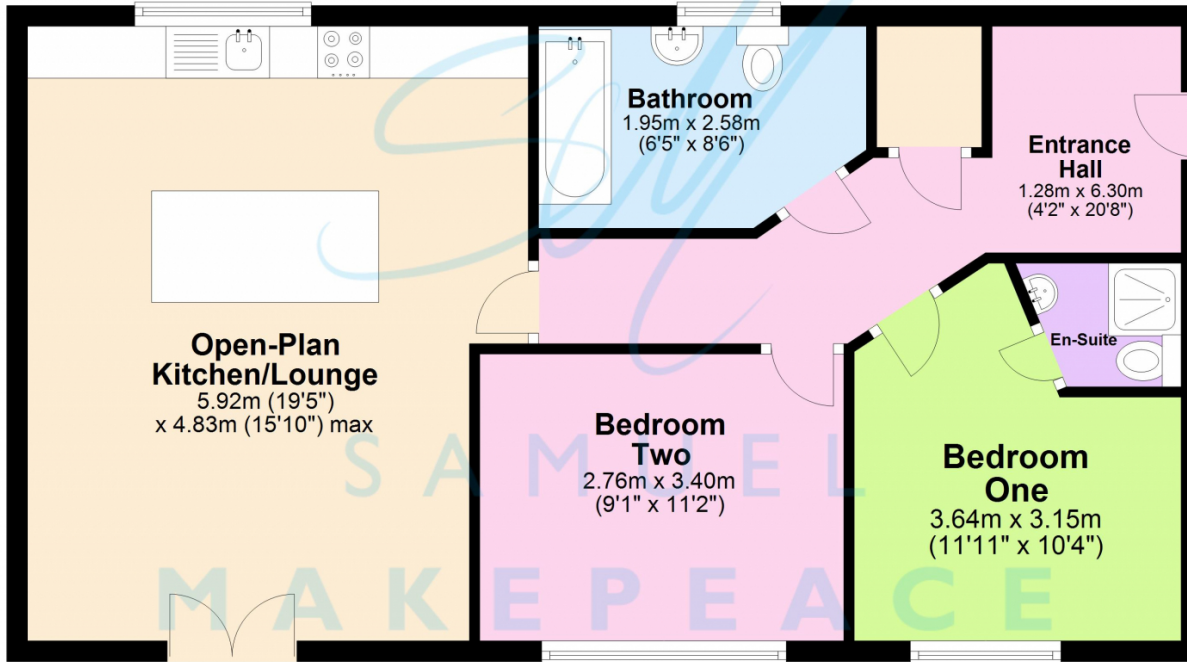
- SPACIOUS TWO BEDROOM APARTMENT
- IMMACULATE FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN/DINER/LIVING SPACE WITH PATIO DOORS
- FITTED MODERN KITCHEN
- TWO GREAT SIZED BEDROOMS WITH MASTER HAVING EN-SUITE
- CONTEMPORARY BATHROOM
- CLOSE TO LOCAL AMENITIES AND GOOD COMMUTING LINKS
- ONE ALLOCATED PARKING SPACE WITH SECURE GATES
- CLOSE TO LOVELY GREENERY



LOOKING FOR A BEAUTIFULLY PRESENTED TWO-BEDROOM APARTMENT WITH EASY ACCESS TO LOCAL AMENITIES AND COMMUTING LINKS? LOOK NO FURTHER! This first-floor apartment on Caldon Quay boasts an enviable location, just a stone's throw away from the canal and Hanley park great for those who love the outdoors. With a **SPACIOUS** open-plan living and kitchen area and patio doors, this apartment is **PERFECT** for entertaining friends and family. The **TWO WELL-PROPORTIONED** bedrooms with the master having an **EN-SUITE** provide ample space for relaxation, and the modern fitted bathroom is great for unwinding after a long day. Externally you will find one allocated **PARKING SPACE** with secure gates which you can only access with a code! **DONT MISS OUT-** Call to book a viewing today!



Ground Floor
Approx. 65.8 sq. metres (708.2 sq. feet)



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Caldun Quay, Hanley, Stoke-on-Trent

Scan me for more info

