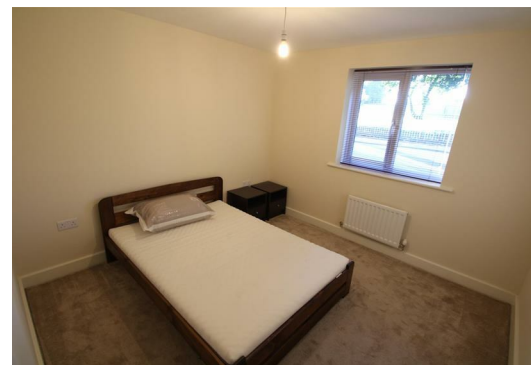




Caldon Quay, Hanley

Stoke-On-Trent, Staffordshire, ST1 3DT

Offers In Excess Of £110,000



STUNNING GROUND FLOOR FLAT WITH NO UPWARD CHAIN-
A beautiful ground floor apartment located within walking distance of Hanley town centre & Staffs university. Caldon Quay is a canal side development located between Hanley Park & the Caldon Canal. The property in brief comprises; Hallway, Lounge Area, Kitchen with Integrated Appliances, Two Bedrooms, Bathroom, En-Suite & Parking Space.

Hallway

Having radiator and storage cupboard.

Open Plan Lounge / Kitchen

19'6"x 15'8" max (5.94mx 4.78m max)



Lounge Area:- Having radiator and French doors to front.
Kitchen:- Having a range of wall and base units with preparation work surfaces over incorporating sink drainer. Integrated oven, hobs with extractor over, washer dryer, integrated fridge freezer, cupboard housing boiler and radiator.

Bedroom One

12'3"x 10'4" max (3.73mx 3.15m max)



Having radiator and double glazed window to front.

Bedroom Two

11'4" x 9' (3.45m x 2.74m)



Having wardrobe, radiator and double glazed window to front.

Ensuite



Having three piece suite comprising; shower cubicle, WC and wash hand basin. Radiator and extractor fan.

Bathroom

8'10" x 5'6" (2.69m x 1.68m)



Having white three piece suite comprising; panelled bath,

WC and wash hand basin. Part tiled walls, extractor fan and radiator.

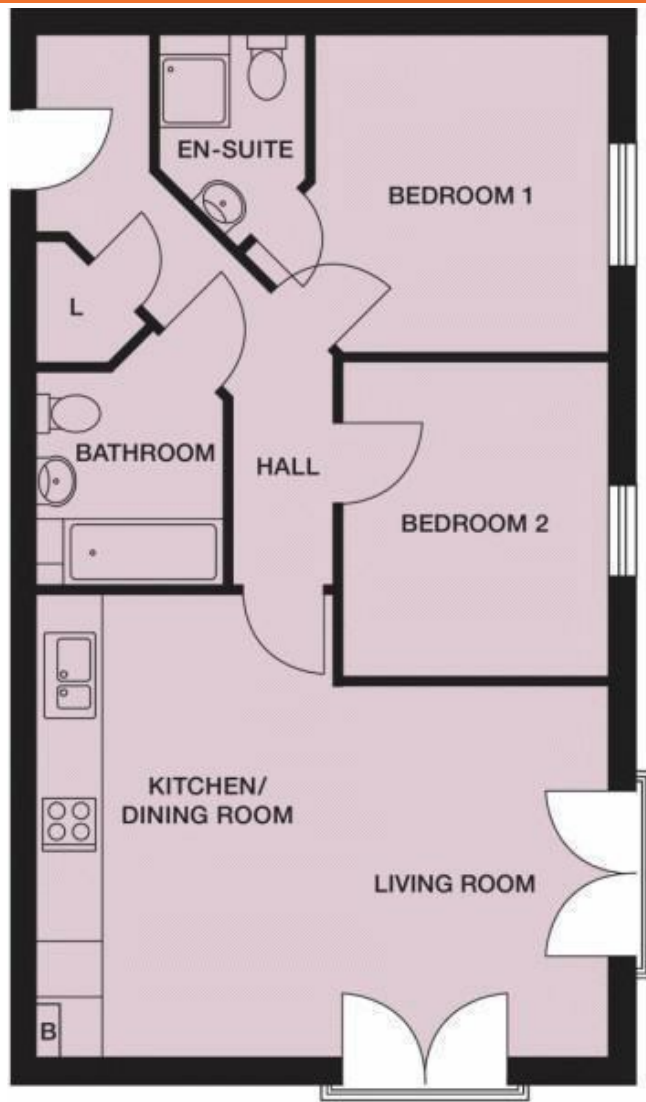
Externally



Having allocated off road parking.

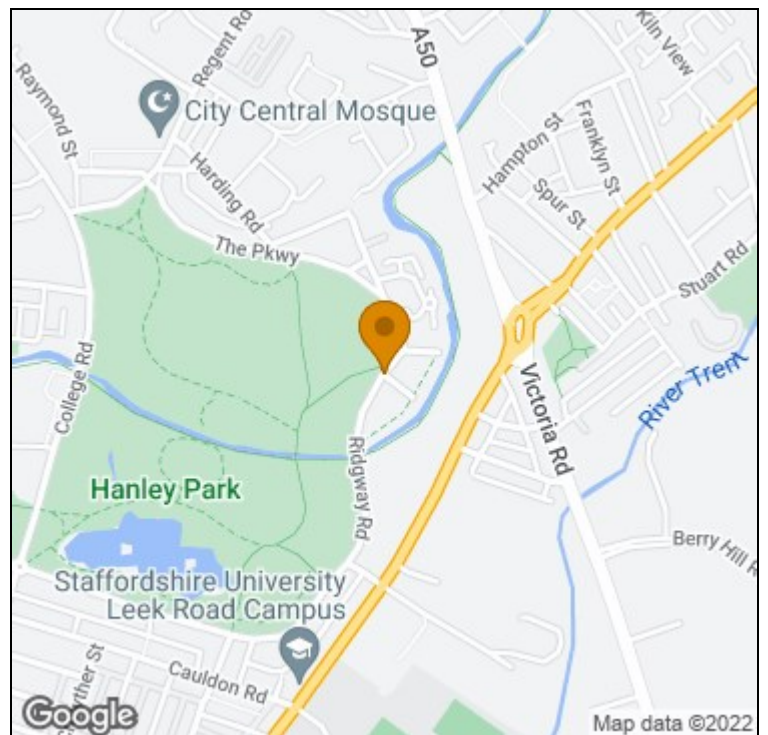
Tenancy

The current occupier has been in since 2018 paying £600PCM.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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