



STEPHENSON BROWNE

## Scholars Court, Stoke-On-Trent

ST4 7DW



Offers In Excess Of £110,000



## Description

Situated within a secure gated development, this well-presented ground floor apartment offers spacious and practical living within the popular Scholars Court complex. Access to the development is via electric coded gates, providing residents with additional privacy and security.

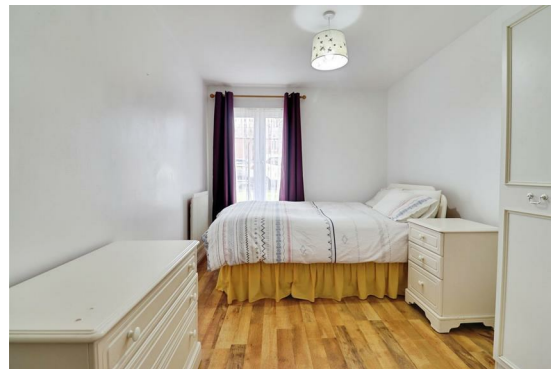
The apartment welcomes you with a long entrance hallway, creating a bright and spacious first impression and providing access to two useful storage cupboards, ideal for everyday household storage.

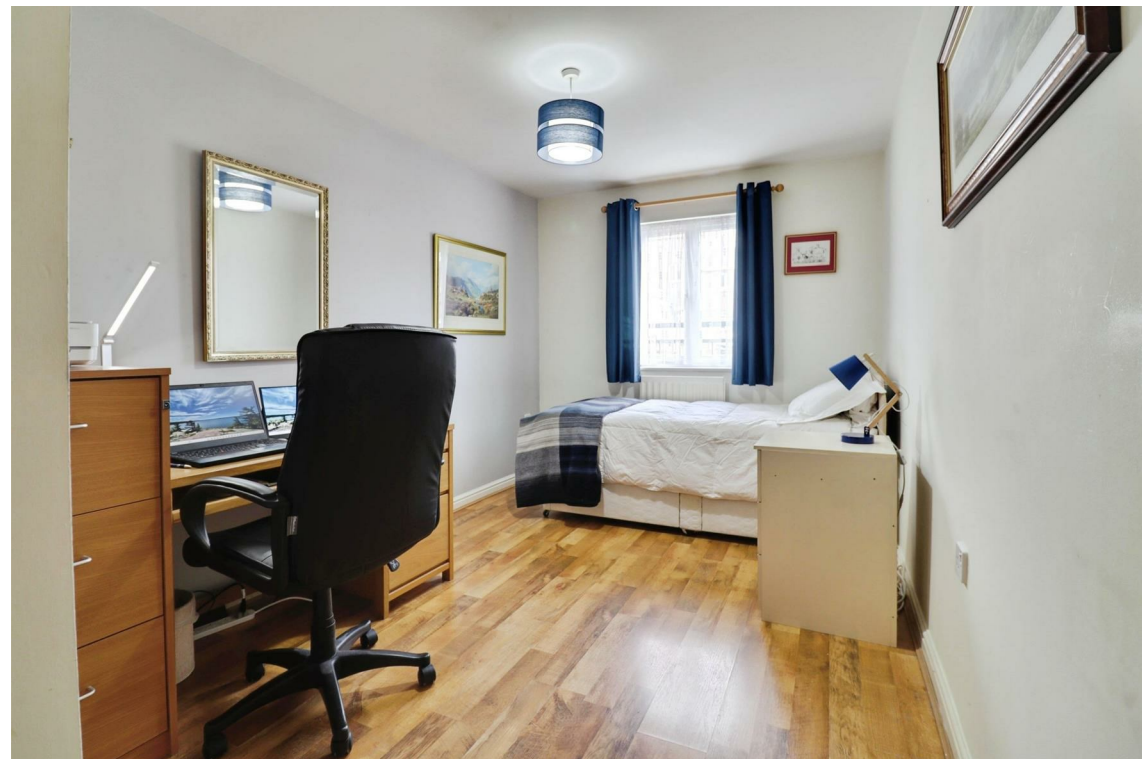
The property comprises two generously sized double bedrooms. The principal bedroom benefits from its own ensuite shower room, while a separate main bathroom serves the rest of the apartment.

The living accommodation includes a comfortable lounge and dining area that enjoys views out to the communal green, creating a pleasant and relaxing outlook. The kitchen is set separately from the living space and features a distinctive round window, allowing natural light to fill the room and adding a unique character to the property.

Overall, this ground floor apartment offers a well-balanced layout, spacious rooms, and secure gated living, making it ideal for professionals, couples, or those looking to downsize without compromising on space.

Council: Newcastle-Under-Lyme Council  
Tax Band: A Tenure: Leasehold



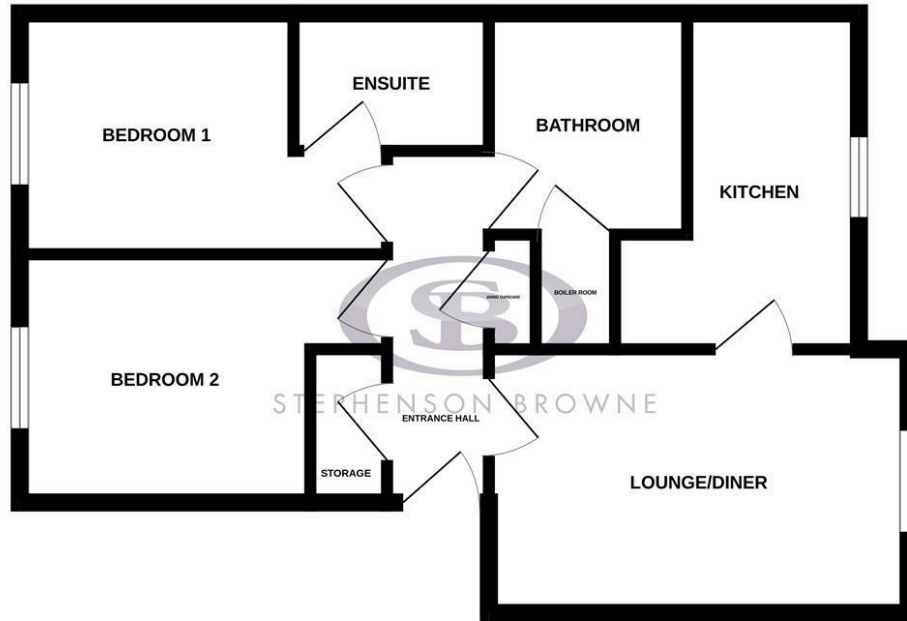


## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	79
England & Wales	EU Directive 2002/91/EC	

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

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