



# ESTATE AGENTS

*... the key to a successful move*



**Paris Court, Hanley, Stoke-On-Trent, ST1 3GJ**

**Offers in the  
region of  
£110,000**

- \* Two Bedroom Maisonette
- \* Open Plan Contemporary Living
  - \* En Suite & Bathroom
- \* Close to Local Amenities
- \* Excellent Commuting Links

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Paris Court, Hanley, Stoke-On-Trent, ST1 3GJ

## ACCOMMODATION

The modern development is ideally placed for Hanley town centre, festival retail park and Staffordshire University. There are excellent transport routes across the region and further afield via the A34 A500, A50 and the M6 motorway

Viewing is essential to appreciate what this lovely property has to offer.

## DESCRIPTION

A Second Floor Maisonette, spacious and well presented accommodation comprising: entrance hall, a lovely open plan reception room with stylish modern fitted kitchen area with built in appliances, bathroom and to the first floor two double bedrooms, the master bedroom having an en suite shower room and Juliette balcony. Allocated parking.

The modern development is ideally placed for Hanley town centre, Festival retail park and Staffordshire University. There are excellent transport routes across the region and further afield via the A34 A500, A50 and the M6 motorway, Stoke-on-Trent Railway Station is within easy driving distance.

## GROUND FLOOR

### ENTRANCE HALL

Ceiling light point, wall mounted electric radiator, wood effect laminate flooring, steps to first floor

**OPEN PLAN LIVING AND KITCHEN SPACE 12'2" x 25'10"**  
(3.73m x 7.88m)



### Kitchen Area

Fitted with a range of wall and base units with co-ordinating worktops. built in oven, hob and extractor, sink and drainer with mixer tap. Recessed lighting, wall mounted electric radiator, wood effect laminate flooring.



### Living Area

Ceiling light points, wall mounted electric radiator, wood effect laminate flooring, uPVC double glazed window



### BATHROOM 7'10" x 6'2" (2.40m x 1.90m)

Fitted with a three piece bathroom suite comprises panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Recessed lighting, heated towel rail, part wall tiled, wood effect laminate flooring.



## FIRST FLOOR

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## LANDING

Ceiling light point, uPVC double glazed window



## BEDROOM TWO 8'5" x 13'8" (2.58m x 4.19m)

Fitted wardrobes with mirrored sliding doors, ceiling light point, wall mounted electric radiator, uPVC double glazed window,

## BEDROOM ONE 8'7" x 18'1" (2.62m x 5.52m)

Fitted wardrobes with mirrored sliding doors, ceiling light point, wall mounted electric radiator, uPVC double glazed window,



## EXTERNALLY

Allocated parking

## ENSUITE 4'7" x 5'5" (1.41m x 1.67m)

Fitted with a three piece shower suite comprises: shower enclosure with mains feed shower, pedestal wash hand basin, low level w.c. Recessed lighting, heated towel rail, part wall tiled, tile effect laminate flooring.



## LEASE INFORMATION

- The lease is for 999 years from 22 November 2005, with approximately 979 years remaining.

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- The ground rent is £150 per annum, payable annually in advance on 1 January.
- The ground rent is subject to review every 10 years in line with the Retail Prices Index (RPI).
- The service charge is variable and payable half yearly in advance on 1 January and 1 July - Service Charge 1st Jan 2026 £1,090.49

## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

### Services

We believe all are available.

### Tenure

Leasehold

### Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 268422) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

## Energy Efficiency Rating

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

For illustration purposes only. Do not scale.



Second Floor

Apartment 6, Paris Court, Hanley FLOOR PLAN



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