



36 Scholars Court

ST4 7DW

Offers In The Region Of £118,000



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STEPHENSON BROWNE

This well-presented top-floor apartment in Elizabeth House, Scholars Court, Stoke-on-Trent, offers modern, comfortable living within a secure, gated development.

The property is bright and beautifully decorated throughout, featuring an open-plan kitchen and living area with sliding doors overlooking a peaceful green space, two generously sized bedrooms including a master with an en-suite shower room, and a modern family bathroom.

There is also a handy storage room with plumbing for a washing machine, which could easily be converted into a utility space.

With allocated parking and a convenient location close to the Royal Stoke University Hospital, local amenities, and excellent transport links, this apartment is an ideal choice for first-time buyers, professionals, or investors seeking a stylish, low-maintenance home.

Ground rent is £193.00 annually

Service charge- £1332.47 for 6 months payable in advance

Tenure - Leasehold

Council Tax Band- A

Council Borough- Stoke-On-Trent City Council



Entrance Hall

4'7" x 15'9"

Kitchen/Reception Room

25'1" x 12'4"

Bathroom

6'11" x 5'7"

Bedroom One

9'0" x 11'11"

Bedroom Two

14'10" x 10'10"

Ensuite (Bed Two)

7'10" x 5'11"

Storage/Utility Room

4'10" x 4'9"

Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

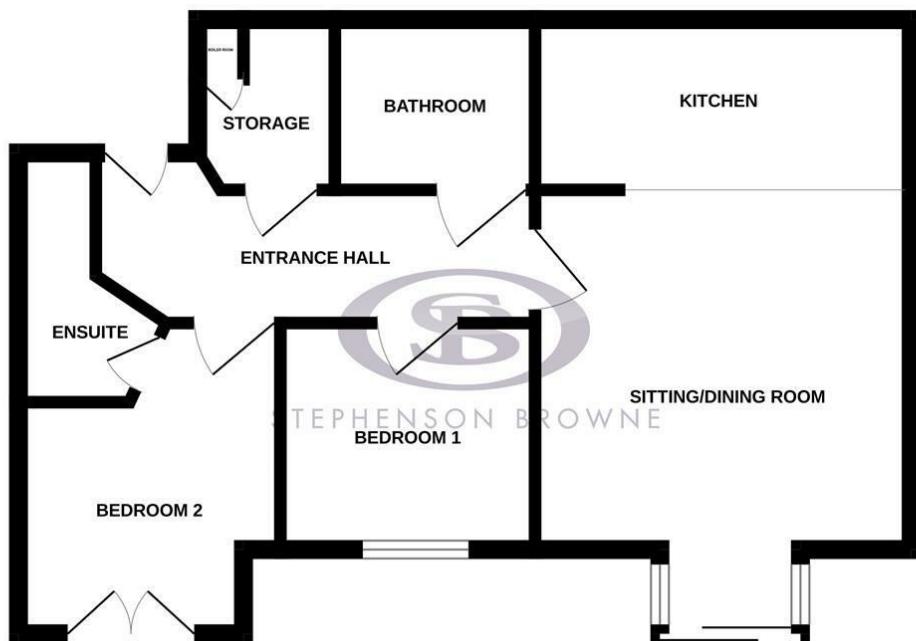


- Bright and well decorated throughout, offering a modern and welcoming interior.
- Open-plan kitchen and living area with sliding doors overlooking a peaceful green space.
- Two generously sized bedrooms, including a master with an en-suite shower room.
- Modern family bathroom with contemporary fittings.
- Handy storage room with plumbing for a washing machine, easily converted into a utility space.
- Top-floor position providing added privacy and natural light.
- Located within a secure, gated development for peace of mind.
- Convenient location close to the Royal Stoke University Hospital, local amenities, and transport links.
- Ideal for first-time buyers, professionals, or investors seeking a stylish, low-maintenance home.



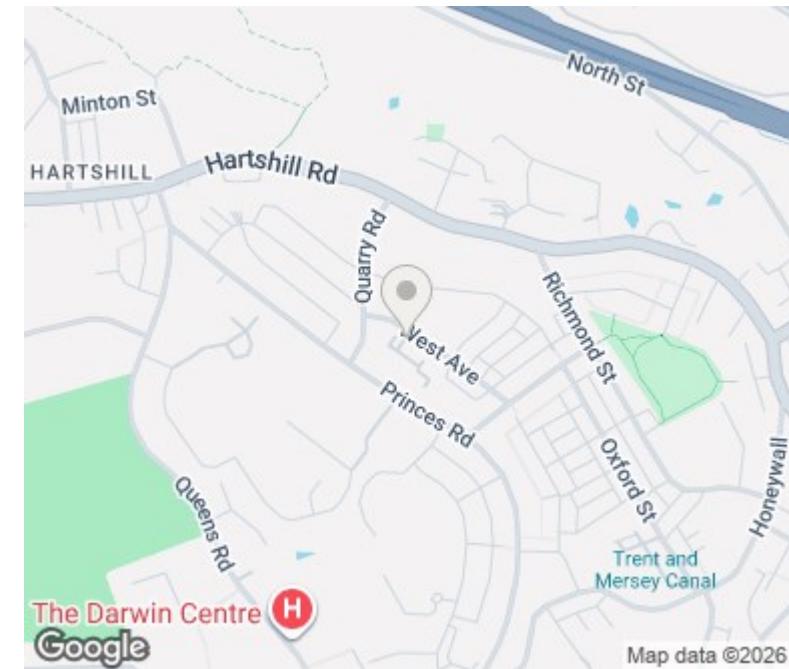
Floor Plan

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 fixtures shown have not been tested and no guarantee as to their operation 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		
	83	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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