



12 MARYFIELD WALK, PENKHULL, STOKE ON TRENT, ST4 5JW

£87,000

Located on Maryfield Walk in Stoke-on-Trent, this attractive one-bedroom ground floor apartment offers an excellent opportunity for first-time buyers, investors, or those working at the nearby Royal Stoke University Hospital. Recently refurbished to a high standard, the property features a fresh, modern finish throughout, creating a stylish yet practical living space.

The apartment opens directly into a bright open-plan kitchen and living area, thoughtfully designed for both everyday living and entertaining. The kitchen provides a functional cooking space. A hallway leads from the living area to a well-proportioned double bedroom, offering a comfortable and peaceful retreat, along with a sleek, modern bathroom.

To the rear of the property is a shared outdoor space, ideal for enjoying time outside, while the front benefits from convenient parking. Situated in a quiet yet well-connected location, the apartment offers easy access to local amenities and the hospital.

This well-presented ground floor apartment is an ideal starter home or low-maintenance property in a highly convenient location.

Council Borough: Stoke-on-Trent City Council

Council Tax Band: A

Tenure: Leasehold

Ground Floor

Kitchen/ Living Room 9'3" x 18'3" (2.825 x 5.572)



**Bedroom One**

10'2" x 9'7" (3.115 x 2.931)

Bathroom

6'5" x 5'6" (1.981 x 1.693)

Storage Cupboard**Boiler Cupboard****Rear Lobby**

8'8" x 2'8" (2.652 x 0.823)

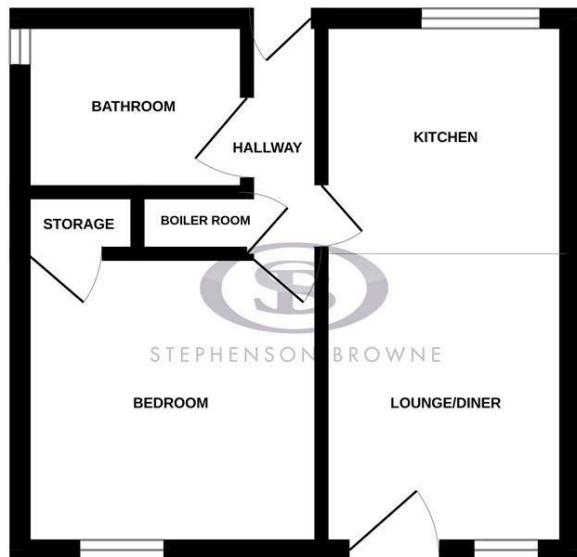
Stephenson Browne AML Disclosure

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.



Floor Plan

GROUND FLOOR



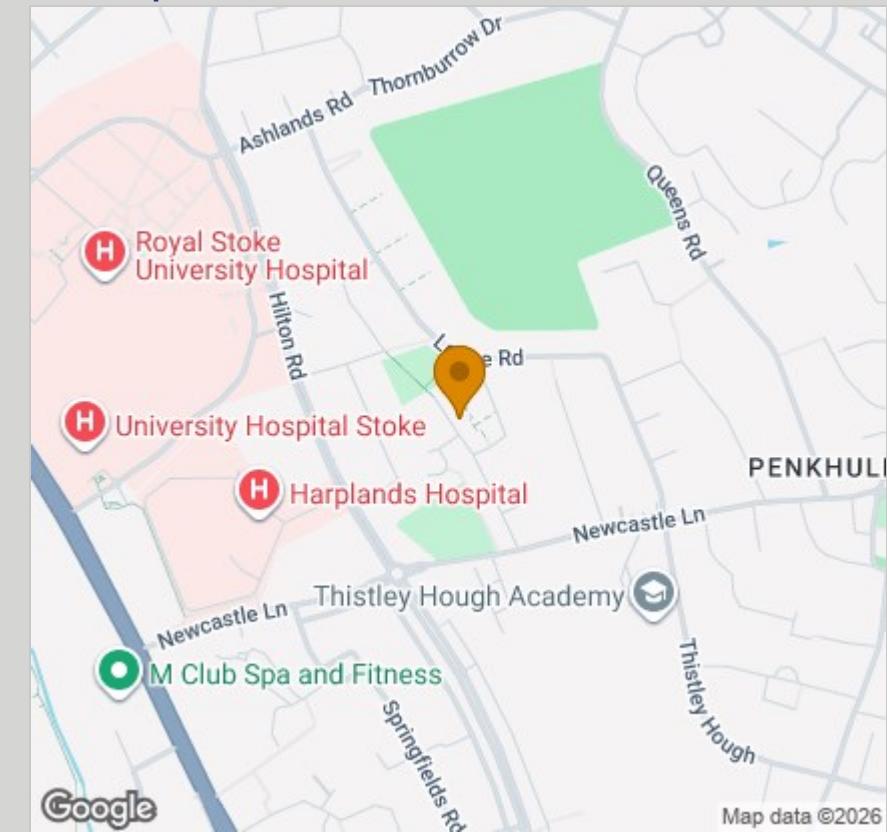
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and should not be used for any other purpose than that for which it is given. It is the responsibility of the purchaser to have an independent survey carried out and no guarantee is given as to their operability or efficiency can be given.

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Viewing

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

Area Map



Energy Efficiency Certificate

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