



STEPHENSON BROWNE

## Federation Road, Burslem

ST6 4HX



**£625 PCM**

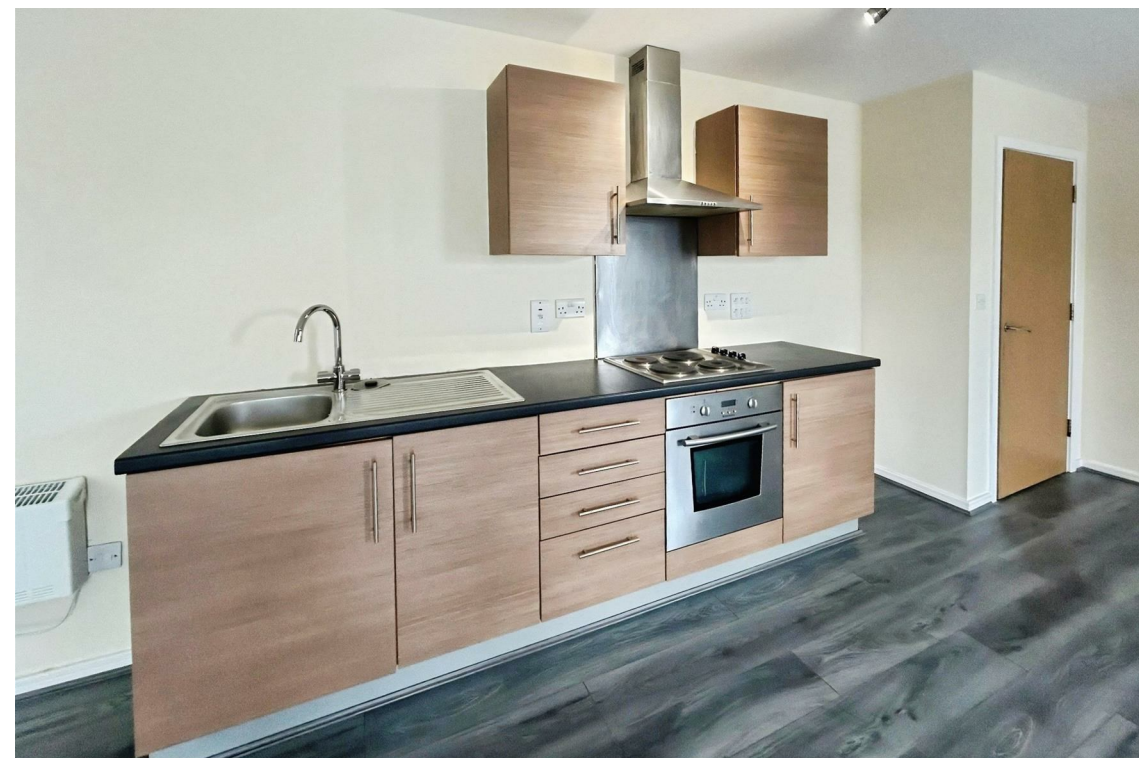
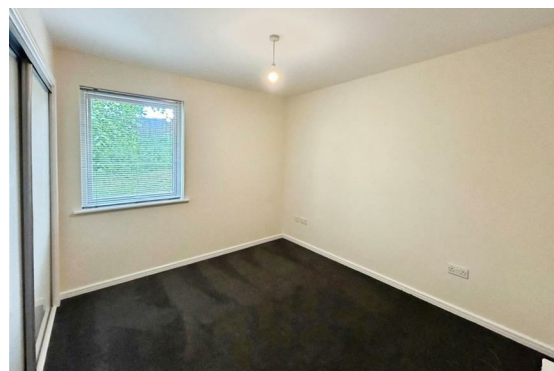
## Description

A fully refurbished ground floor apartment located on Federation Road in the charming area of Burslem. This stylish apartment offers a delightful blend of modern living and comfort. This property is perfect for individuals, couples, or small families seeking a stylish and convenient home.

As you step inside, you will be greeted by new carpets and flooring throughout that enhance the fresh and inviting atmosphere throughout the apartment. The open plan kitchen and living area is designed for both relaxation and entertaining, providing a seamless flow between cooking and socialising. The open plan space also has patio doors that lead directly to the communal gardens. This lovely outdoor space is perfect for enjoying a morning coffee or unwinding after a long day, offering a peaceful retreat right at your doorstep. With two spacious bedrooms, one with built in wardrobes and a large bathroom with a separate shower and bath.

Additionally, the property benefits from private parking, ensuring that you have a convenient place for your vehicle close to the apartment. This is a significant advantage in today's busy world, where parking can often be a challenge.

Available NOW!

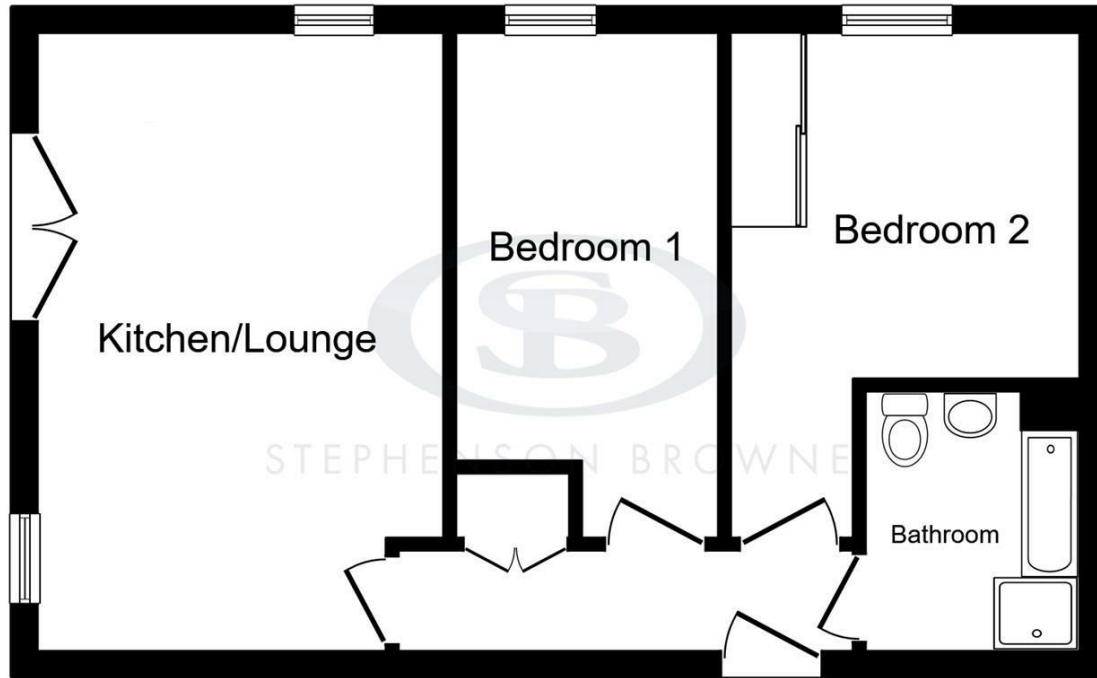


## Viewing

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

Lancashire Court, Stoke-on-Trent



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# 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 |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC | 72      | 80        |

| 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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