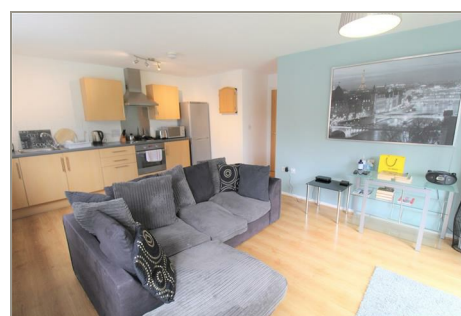




57 Penstock Drive

Etruria, Stoke-On-Trent, ST4 7GF

Do you have pen and paper? Because you best start taking notes as I am only going to say this once! Are you in the market for an apartment? Ground floor? Two double bedrooms? Open plan living? Utility area? Huge bathroom with seperate shower? Tick tick tick, well happy home hunters look no further I have your exact match. This spacious and immaculate apartment on Penstock Drive is ready and waiting. Benefiting from allocated parking and within close proximity of Hanley Town centre and the Royal Stoke Hospital. Please note this is a leasehold property. All you need now is to contact us to arrange your viewing and see for yourself!! Happy viewing!

Asking price £89,950

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- BEAUTIFULLY PRESENTED APARTMENT
- UTILITY AREA
- ONE ALLOCATED PARKING SPACE
- LEASEHOLD PROPERTY
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- OPEN PLAN LOUNGE/KITCHEN
- FULLY FITTED BATHROOM SUITE
- CLOSE TO LOCAL AMENITIES

Entrance Hall

The property has a wooden entrance door. Utility room housing hot water cylinder and space and plumbing for washing machine and tumble dryer. Electric storage heater.

Open Plan Lounge/Kitchen

19'2" x 12'9" (5.86 x 3.90)

Two double glazed windows overlook the side aspect and double glazed sliding patio doors lead out to the rear. The kitchen is fitted with wall and base storage units with inset stainless steel sink unit and side drainer. Integrated electric cooker and hob over with cooker hood above. Space for

fridge/freezer. Television point and electric storage heater.

Bedroom One

9'10" x 9'10" (3.02 x 3.00)

A double glazed window overlooks the side aspect. Fitted with a double wardrobe with sliding mirrored doors. Electric storage heater. Television point.

Bedroom Two

9'11" x 7'9" (3.03 x 2.37)

A double glazed window overlooks the side aspect. Electric storage heater.

Bathroom

8'0" x 7'10" (2.45 x 2.39)

A double glazed window

overlooks the side aspect. Fitted with a suite comprising bath with separate shower, low level W.C and wash hand basin. Partly tiled walls and heated towel rail.

Parking

The property benefits from allocated parking.

Leasehold

This property is a leasehold property and there is 240 years remaining on the lease. The current service charge is approximately £90.00 per month and the ground rent is approximately £150.00 per annum. (Please note these can be subject to change)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

