

**Tinsley  
Garner**  
independent property expertise



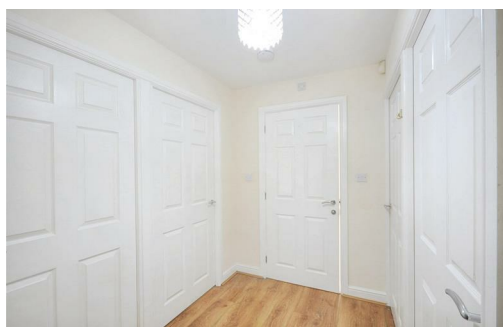
Apartment 1, Potters Court, Fenton Hall Close, Stoke-On-Trent, ST4 4PT



**Asking Price**    **£89,950**

A well presented ground floor apartment that's just perfect for anyone seeking a low maintenance lifestyle without compromising space and style. Offering accommodation that's both spacious and practical including; a lovely reception hallway, large living room diner, fitted kitchen with integrated appliances, two bedrooms, ensuite shower room to the main bedroom, and bathroom. Outside there is reserved parking for residents and ample additional visitor parking.

A super property set in a convenient location with easy access to public transport links, local amenities and commuter routes. Early viewing essential - NO UPWARD CHAIN



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#### Communal Entrance

A shared entrance area with secure entry phone system.

#### Apartment Hallway

A solid six panel front door with spy hole opens to the reception hall. With alarm pad, radiator, storage/airing cupboard (with radiator), central heating thermostat, oak finish laminate flooring and communal main entrance door release phone.

#### Living Room Diner

A spacious reception room offering a uPVC double glazed bay window, oak fire surround with marble back, hearth and inset electric coal effect fire. Two radiators, oak finish laminate flooring, BT Open Reach and Virgin Media connections.

#### Kitchen

Fitted with a range of cream finish wall and floor units, black marble effect work surfaces with tiled splash-backs and inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Recessed ceiling lights, uPVC double glazed window, gloss tile flooring and radiator.

Wall cupboard housing a Worcester Greenstar 25i condensing gas combi central heating boiler.

Appliances including: stainless steel gas hob with stainless steel extractor hood and light above, integral electric oven, fridge, freezer and plumbing for a washing machine.

#### Bedroom One

Offering built-in wardrobes and storage to one wall, uPVC double glazed window, carpet and doorway to the ensuite shower room.

#### Ensuite Shower Room

Fitted with a white suite comprising; pedestal wash hand basin with chrome mixer tap, low level push button WC, fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, part tiled walls, radiator, shaver point, extractor fan and planked scrubbed oak effect vinyl flooring.

#### Bedroom Two

With built-in wardrobes and storage, uPVC double glazed window, radiator and carpet.

#### Bathroom

Fitted with a white suite comprising: standard bath, panel and shower screen with chrome shower head mixer tap, pedestal wash hand basin with chrome mixer tap, low level push button WC. Part tiled walls, uPVC obscure double glazed window, recessed ceiling lights, vinyl flooring, radiator and extractor fan.

#### Outside

The apartment has a reserved parking space, there is also additional visitor parking available.

#### General Information

For sale by private treaty, subject to contract.  
Vacant possession on completion.

Leasehold - 125 years commencing 2006

Ground Rent - £62.50 pa

Service Charge - £1420.00 pa (£710.00 twice per annum)

Council Tax Band A

No Upward Chain.

#### Services

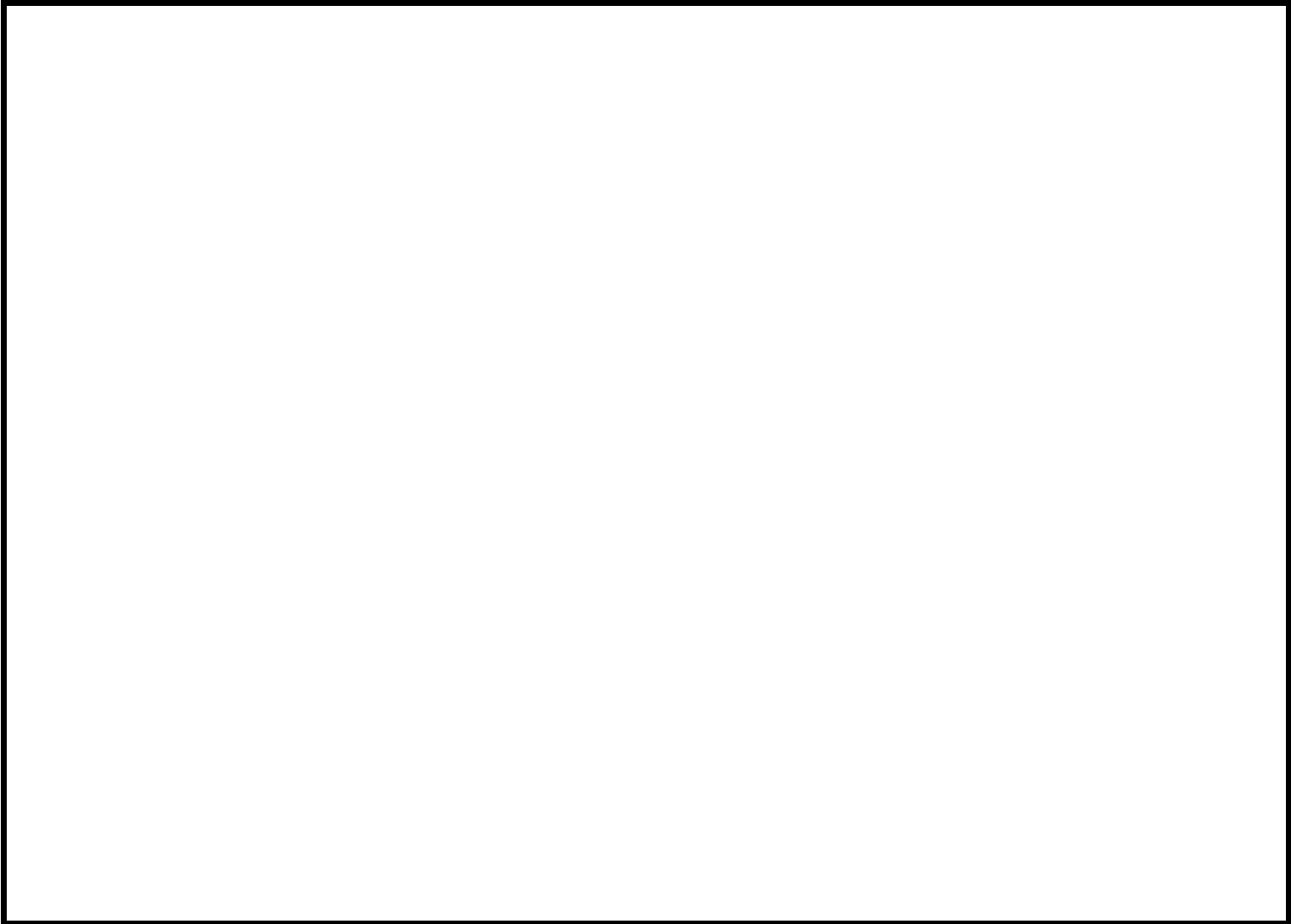
Mains gas, water, electricity and drainage.

Gas combi central heating.

#### Viewings

Viewing strictly by appointment via the agent





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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		69	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		