



**Paris Court, Stoke-on-Trent, ST1 3GJ**  
Asking Price Of £149,500 Leasehold



## Paris Court, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £149,500

- Two Double Bedrooms
- Ground Floor WC
- First Floor Family Bathroom
- Enclosed Rear Garden
- Allocated Parking
- Gas Central Heating
- Double Glazing

Attention! La maison est magnifique... Martin & Co welcome to market this modern two bedroom mews property. Located on a modern canal side development. The property comprises open plan kitchen and lounge with cloakroom on the ground floor and has two double bedrooms and a family bathroom on the first floor. To the rear of the property there is an enclosed garden and there is allocated parking available.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**ENTRANCE VESTIBULE** Entered via part glazed door with wood effect flooring and with stairs leading off.

**KITCHEN** 12' 8" x 10' 3" (3.88m x 3.14m) Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Gas hob with extractor over and oven below. Stainless steel sink and drainer with mixer tap over. Integrated dishwasher, washing machine and fridge freezer. Wood effect flooring, wall mounted central heating radiator, under stairs storage cupboard and UPVC double glazed window to front elevation.

**WC** 6' 9" x 3' 2" (2.06m x .99m) White suite comprising low level WC and wash hand basin. Wall mounted central heating radiator. Wood effect flooring and part tiled walls.

**LOUNGE** 13' 10" x 11' 8" (4.24m x 3.58m) Carpeted flooring, wall mounted central heating radiator, UPVC double glazed window to rear elevation and UPVC double glazed French doors providing access to rear garden.

**STAIRS AND LANDING** Carpeted flooring.

**BEDROOM** 13' 10" x 9' 4" (4.24m x 2.85m) Double bedroom with carpeted flooring, wall mounted central heating radiator and two UPVC double glazed windows to front elevation.

**BATHROOM** 7' 0" x 6' 7" (2.14m x 2.01m) White three piece suite comprising low level WC, pedestal wash hand basin and bath with shower head off taps. Vinyl flooring, part tiled walls and heated towel radiator.

**BEDROOM** 13' 10" x 8' 11" (4.24m x 2.73m) Double bedroom with carpeted flooring, wall mounted central heating radiator and two UPVC double glazed windows to rear elevation.

**OUTSIDE** To the front of the property there is allocated parking and to the rear of the property there is an enclosed low maintenance garden with post and fenced borders and gated pedestrian access.













All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.