



Wilton Court, Stoke-on-Trent, ST1 3GW
Asking Price Of £74,950 Leasehold



Wilton Court, Hanley, Stoke-on-Trent

1 Bedroom, 1 Bathroom

Asking Price Of £74,950

- One Bed Ground Floor Apartment
- Double Glazed
- Gas Central Heating
- Allocated Parking
- Investment Opportunity
- Close To Hanley Town Centre
- Beautifully Presented

Whether you are looking for a first home or an investment property this low maintenance home may well prove of interest. Benefiting from central heating and double glazing. Martin & Co welcome to market this modern one bedroom End Terraced property. The property comprises entrance hall, bathroom and bedroom lounge/diner and kitchen. There is also allocated parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL 10' 7" x 10' 2" (3.23m x 3.12m)
Entered via wood door. Wood laminate flooring, wall mounted central heating radiator, fuse box, built in cupboard providing storage and a smoke alarm fitted to the ceiling.

BATHROOM 7' 10" x 6' 5" (2.41m x 1.96m) White three piece suite comprising of low level WC, pedestal wash hand basin and bath with shower off taps. Tiled flooring and part tiled walls. Inset spot lights.

LOUNGE/DINER 16' 10" x 12' 3" (5.15m x 3.74m)
Wood effect laminate flooring, wall mounted central heating radiator, TV aerial point and two UPVC double glazed windows. Arch way leading to:-

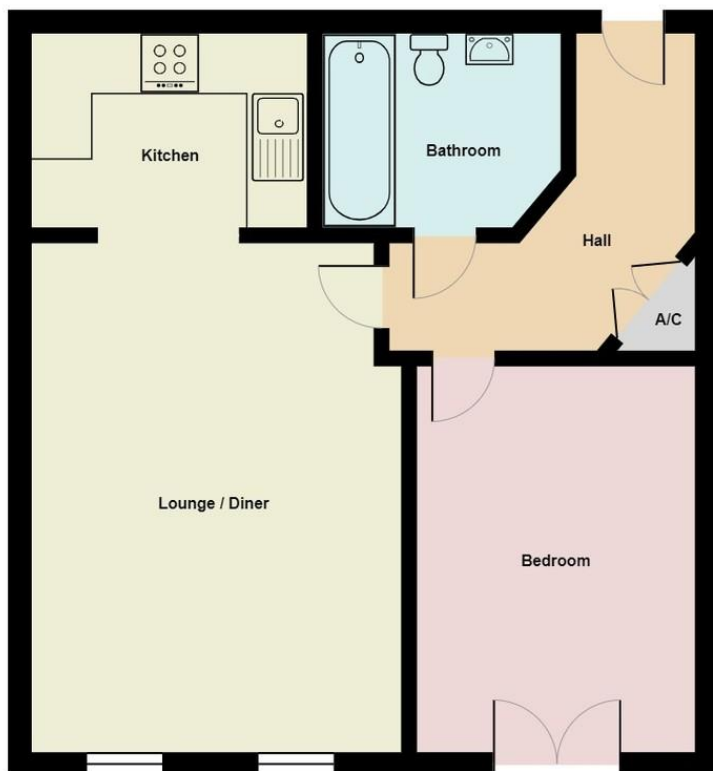
KITCHEN 9' 1" x 6' 5" (2.78m x 1.96m) Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Stainless steel sink and drainer with mixer tap over. Built in oven and hob with extractor over. Space for fridge freezer and tiled flooring.

BEDROOM 12' 9" x 9' 2" (3.9m x 2.81m) Wood effect laminate flooring, wall mounted central heating radiator UPVC double glazed French doors.









Ground Floor

All measurements are approximate and for display purposes only

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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.