



Park View Court, Longton, ST3 4AU
Asking Price Of £144,950 Leasehold



Park View Court, Queens Park Avenue, Longton

2 Bedrooms, 1 Bathroom

Asking Price Of £144,950

- Age Restriction Applies 55 Years And Over
- Two Bedrooms
- En Suite To Master Bedroom
- Family Bathroom
- Garage And Visitor Parking
- Spacious Purpose Built Apartment
- Virtual Tour Available

A place to live in and the freedom and time to enjoy it. Overlooking the park this sumptuous apartment is offered for sale by Martin & Co. Comprising of two bedrooms with an en suite to the master bedroom and a further family bathroom. Fully equipped Kitchen and spacious lounge diner flooded with natural light. There is a single garage and visitor spaces.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	78
(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 16' 2" x 3' 1" (4.95m x .95m)
Entered from the communal hallway via wooden door. Carpeted flooring, storage cupboard. Airing cupboard with built in shelving. Wall mounted central heating radiator and intercom handset.

BATHROOM 10' 11" x 6' 6" (3.35m x 1.99m) Three piece suite comprising of low level WC, pedestal wash hand basin and bath with shower head off taps. Vinyl flooring, tiled walls, wall mounted central heating radiator frosted double glazed window.

KITCHEN 10' 9" x 10' 3" (3.29m x 3.13m) Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Sink and drainer with mixer tap over. Gas hob with extractor over and eye level oven. Vinyl flooring, part tiled walls. Space for fridge freezer, space and plumbing for washing machine and double glazed window.

LOUNGE/DINER 24' 6" x 15' 2" (7.47m x 4.63m) Carpeted flooring, wall mounted central heating radiator. feature fireplace and a range of double glazed windows.

BEDROOM 9' 8" x 7' 9" (2.95m x 2.37m) Carpeted flooring, wall mounted central heating radiator, built in wardrobe and double glazed window.

BEDROOM 13' 1" x 11' 6" (4.01m x 3.53m) Carpeted flooring, wall mounted central heating radiator. built in wardrobes, double glazed window and door leading to:-

ENSUITE 6' 10" x 5' 5" (2.1m x 1.66m) Three piece suite comprising low level WC, pedestal wash hand basin and corner shower cubicle. Vinyl flooring, tiled walls and wall mounted central heating radiator.

OUTSIDE Externally there are communal gardens, two visitor spots and a single garage with up and over door and electric. Outside tap and bin storage area









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.

