



St Christopher Court, Penkhull, ST4 5JH
Asking Price Of £110,000 Leasehold



St Christopher Court, Penkhull

2 Bedrooms, 1 Bathroom

Asking Price Of £110,000

- Two Bed Apartment
- Open plan living space
- Fitted Kitchen
- Off Road Parking
- Ideal for Investors
- Pre Let Investment
- Convenient For Royal Stoke Hospital



PROPERTY SUMMARY Investment opportunity. Martin & Co welcome to market this well presented two bedroom apartment with off road parking in the popular location of Penkhull. Located close local amenities including shops schools and the Royal Stoke University Hospital. Comprising of open plan living space with a fully fitted kitchen and French doors gives a lovely contemporary feel to this home. Double glazing and gas central heating.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 75 |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

OPEN PLAN LIVING SPACE 21' 3" x 16' 2" (6.50m x 4.94m) Light and spacious room with two distinct areas. The living area has two wall mounted radiators, carpeted flooring, double glazed wooden windows and French Doors. In the kitchen area the flooring is vinyl and there is a fitted kitchen comprising of a range of base units with worktops over, wall units, stainless steel sink and drainer with mixer tap over, gas hob with extractor hood over and oven,

BEDROOM 10' 11" x 8' 9" (3.35m x 2.69m) Carpeted flooring wall mounted radiator and double glazed wooden window

BEDROOM 10' 0" x 10' 0" (3.05m x 3.05m) Carpeted flooring wall mounted radiator and double glazed wooden window

BATHROOM 6' 7" x 5' 9" (2.01m x 1.77m) White suite comprising of WC, pedestal wash hand basin and bath with shower off the taps. Vinyl flooring and part tiled walls. Wall mounted central heating radiator.









All measurements are approximate and for display purposes only

Martin & Co Newcastle under Lyme

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