

FOR SALE



Palace Court, Wardle Street, Tunstall, Stoke-on-Trent

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £55,000

MARTIN&CO



**Palace Court, Wardle Street,
Tunstall, Stoke-on-Trent**
1 Bedroom, 1 Bathroom
Asking Price Of £55,000

- Pre Let Investment Opportunity
- Lounge/Diner
- One Bedroom
- Fitted Kitchen
- Upvc Double Glazing

HALL 10' 8" x 3' 8" (3.25m x 1.12m) Airing cupboard housing hot water tank

BEDROOM 12' 6" x 9' 7" (3.81m x 2.92m) Upvc double glazed window to the side elevation, carpet to floor

BATHROOM 7' 9" x 5' 4" (2.36m x 1.63m) White suite with mains fed shower above, vinyl flooring

OPEN PLAN LOUNGE DINER 17' 10" x 11' 9" (5.44m x 3.58m) Kitchen - Range of base and wall units with worktops over, integrated washing machine/dryer, built in electric oven and hob, stainless steel single sink, wood laminate flooring

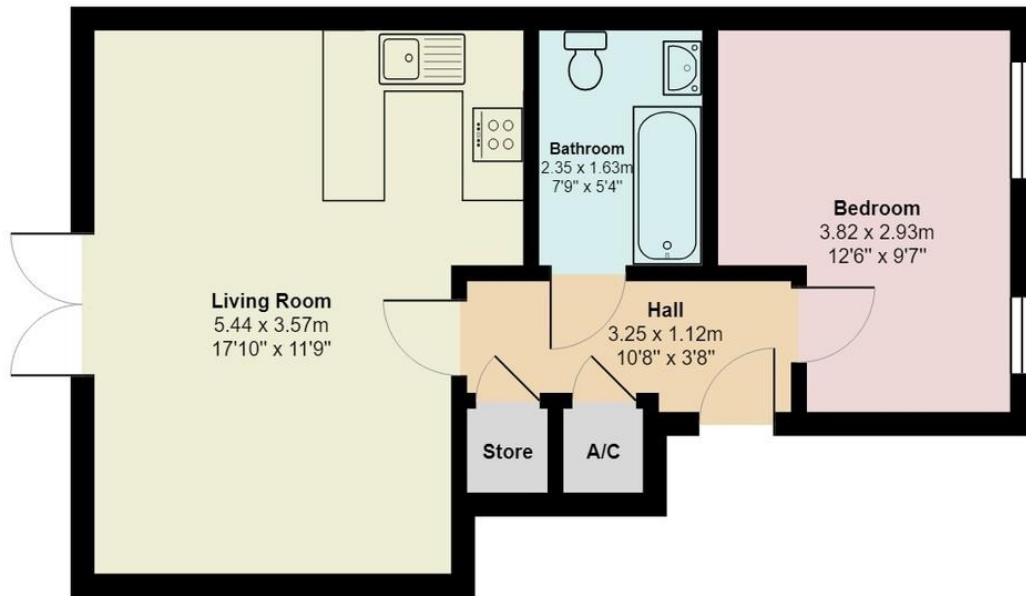
Lounge - Upvc double glazed window to the side elevation, Upvc double glazed French doors, wood laminate flooring







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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 for 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.