



**Boatman Drive, Stoke-on-Trent, ST1 5PD**  
£79,950 Leasehold

  
**MARTIN&CO**

# Boatman Drive, Etruria, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

**£79,950**

- Two Bed Apartment
- Ground Floor
- EnSuite to Master Bedroom
- Allocated Parking
- No Chain
- Viewing Recommended

PROPERTY SUMMARY Martin and co are delighted to offer for sale this superb two bedroom ground floor flat located in a sought after location close to Festival Park. The property which benefits from a separate kitchen also comprises lounge, bathroom and en suite to the master bedroom, allocated parking and has neutral décor. An early inspection is highly recommended. Tenanted property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	66	
(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	

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**ENTRANCE HALL** 19' 0" x 5' 0" (5.80m x 1.54m)  
Laminate flooring, storage cupboard, electric storage heater

**LOUNGE** 13' 8" x 12' 7" (4.19m x 3.86m) Storage heater, carpet

**KITCHEN/DINER** 13' 8" x 12' 4" (4.18m x 3.77m) comprising of wall/base units with drawers, electric oven/hob, work surface over, stainless steel sink/drainer with mixer taps, tile splash back, electric storage heater, laminate flooring

**BATHROOM** 7' 1" x 5' 11" (2.16m x 1.81m) Bath, low level WC, pedestal sink, vinyl flooring, tile splash back, electric storage heater

**BEDROOM ONE** 13' 8" x 9' 9" (4.17m x 2.98m)  
laminate flooring, electric storage heater

**ENSUITE** 6' 0" x 4' 3" (1.83m x 1.31m) shower cubical, pedestal sink, low level WC, electric storage heater, vinyl flooring, tile splash back

**BEDROOM TWO** 9' 8" x 8' 10" (2.97m x 2.71m)  
Laminate flooring, electric storage heater









All measurements are approximate and for display purposes only

## Martin & Co Newcastle under Lyme

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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.

