



**Gregory Street, Stoke-on-Trent, ST3 2LU**  
Asking Price Of £69,950 Leasehold

  
**MARTIN & CO**

# Joshua Court, Gregory Street, Longton

2 Bedrooms, 1 Bathroom  
Asking Price Of £69,950

- Pre Let Investment
- Achieving £5400 PA
- Two Bedrooms
- Off Road Parking
- Double Glazed
- Open Plan Living Space
- Amenities Close By

A spacious Modern ground floor two bed apartment situated in a popular residential location on the outskirts of Longton being sold with no upper chain and currently tenanted with a income of £5400 PA offering an ideal opportunity for investors. It is presented to a good standard throughout, also offering easy access to a number of local amenities, public transport, local schools and good local road links including the A50, A500 and M6 Externally there is communal parking.



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

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	71

**ENTRANCE HALL** Entered via UPVC door, storage cupboard housing central heating boiler and with laminated floor.

**OPEN PLAN LIVING AREA** 24' 10" x 14' 10" (7.58m x 4.54m) Double glazed french doors to front elevation leading onto Juliet balcony, TV aerial point, laminated flooring, two wall mounted central heating radiators. The kitchen area comprises of a range of base units with contrasting worktops over, wall units, stainless steel sink and drainer with mixer taps, electric hob with stainless steel extractor canopy over, built in oven, integrated fridge, freezer, space and plumbing for washing machine and dish washer.

**BEDROOM** 13' 8" x 9' 2" (4.17m x 2.8m) Carpeted flooring, wall mounted central heating radiator and UPVC double glazed window.

**BATHROOM** 6' 5" x 5' 7" (1.98m x 1.72m) Three piece white suite comprising of low level WC, pedestal wash hand basin, panelled bath with electric shower over and screen, extractor fan, part tiled walls and wall mounted central heating radiator.

**BEDROOM** Laminate flooring, wall mounted central heating radiator and UPVC double glazed window.

**EXTERNALLY** To the rear is a communal car park for resident parking.









**Ground Floor**

All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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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.