

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



## Joshua Court, Gregory Street, Longton

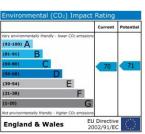
2 Bedrooms, 1 Bathroom

## **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.











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.

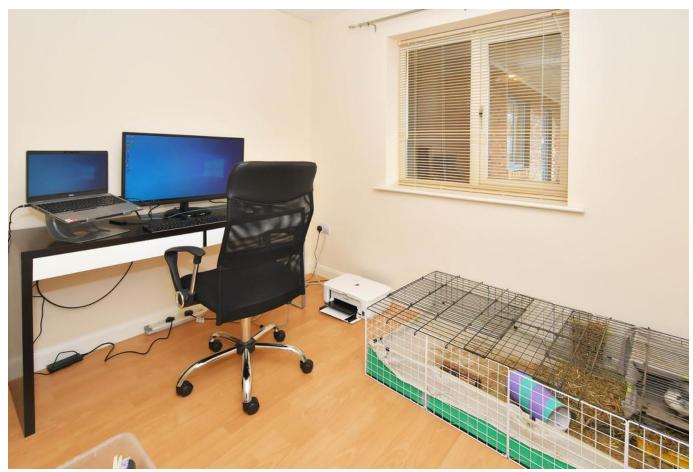
BATHROOM 6' 5" x 5' 7" (1.98m x 1.72m) Three piece white suite comprising of low level WC, pedestal wash hand basin, panelled bath with electric shower over and screen, extractor fan, part tiled walls and wall mounted central heating radiator.

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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