

FOR SALE



Clover Grove, Leekbrook, Leek

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £100,000

MARTIN&CO



ENTRANCE HALL Intercom entry system, storage cupboard, radiator.

- First Floor Apartment
- Two Bedrooms
- Open Plan Lounge & Kitchen
- Intercom Entry System
- Allocated Parking
- No Onward Chain
- EPC - B

LOUNGE / KITCHEN 15' 2" x 13' 2" (4.64m x 4.02m) A spacious open plan living / kitchen area having dual aspect windows to the front and side elevation. The kitchen area is fitted with wall and base units with complementary worksurface over which incorporates a stainless steel sink unit and drainer, integrated electric oven and hob with extractor over, space for appliances, radiator.

BEDROOM ONE 11' 3" x 8' 9" (3.45m x 2.69m) Double glazed window to the side elevation, radiator.

BEDROOM TWO 6' 8" x 9' 3" (2.04m x 2.83m) Double glazed window to the front elevation, radiator.

BATHROOM Modern white suite comprising; low level WC, pedestal hand wash basin and panelled bath with shower over, radiator.

EXTERNAL The property benefits from one allocated parking space with visitor parking to the front of the development.

AGENTS NOTE Tenure - Leasehold
Term : 150 years from 1 January 2008

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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.