

**FOR SALE**



**Wessex Court, Sunnybank, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Apartment**

**Offers In Excess Of £70,000**





- **Modern apartment**
- **Two bedrooms**
- **Open Plan Lounge & Kitchen**
- **Modern shower room**
- **Balcony**
- **No onward chain**
- **EPC - TBC**

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**OVERVIEW** Welcome to this immaculate flat that is currently up for sale. This property is ideal for couples seeking a cosy home or investors looking for a prime rental investment.

Step inside, and you'll find a welcoming reception room. This open-plan area is perfect for entertaining or simply relaxing after a long day. From here, you can step out onto the balcony, a fantastic spot to enjoy a morning coffee or an evening glass of wine.

The property boasts a modern kitchen, complete with contemporary appliances. You'll love the open-plan design, which allows you to chat with guests while you cook.

Further into the flat, there's two bedrooms. Additionally, the property includes a modern bathroom featuring a white suite.

The flat is ideally located with public transport links nearby, making it easy for commuting. And let's not forget the added convenience of its own parking space, a real bonus in this busy location.

Don't miss out, make sure to book a viewing today!

**ENTRANCE HALL** Intercom entry system.

**LOUNGE** 14' 9" x 9' 10" (4.50m x 3.00m) Having patio doors opening onto the balcony, radiator.



**KITCHEN 9' 2" x 6' 8" (2.80m x 2.04m)** Open plan design and fitted with a range of wall and base units with complementary worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, housing gas boiler, double glazed window, built in storage cupboard.

**BEDROOM ONE 12' 3" x 8' 8" (3.75m x 2.65m)** Double glazed window to the front elevation, radiator.

**BEDROOM TWO 6' 9" x 6' 8" (2.06m x 2.04m)** Double glazed window to the front elevation, radiator.

**SHOWER ROOM 7' 1" x 5' 4" (2.17m x 1.65m)** Modern white suite comprising; low level WC, pedestal hand wash basin and double shower unit, radiator.

**EXTERNAL** Allocated parking.





### First 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 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.