

**FOR SALE**



## **Tattershall Court, Etruria, Stoke On Trent**

**2 Bedrooms, 2 Bathroom, Apartment**

**£105,000**





## Tattershall Court, Etruria, Stoke On Trent

2 Bedrooms, 2 Bathroom

**£105,000**

- Spacious open-plan living area
- Secure intercom entry system
- Two Bedrooms
- Two Bathrooms
- Furnishings to be sold by separate negotiation



**ENTRANCE HALL** 11' 7" x 8' 10" (3.55m x 2.71m) Built in storage cupboard with space and plumbing for washing machine and hot water cylinder. Intercom entry system.

**LOUNGE/KITCHEN** 19' 5" x 10' 11" (5.92m x 3.35m) Double glazed window to the front elevation, double glazed windows to the side elevation, wall mounted electric heater. The kitchen area is fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor hood over, space for appliances, space for fridge freezer

**BEDROOM ONE** 10' 3" x 10' 2" (3.13m x 3.10m) Double glazed window to the front elevation, wall mounted electric heater.

**ENSUITE** 7' 2" x 5' 1" (2.20m x 1.55m) Modern white suite comprising; low level WC, shower cubicle, wall mounted hand wash basin.

**BEDROOM TWO** 10' 3" x 8' 2" (3.13m x 2.50m) Double glazed window to the front elevation, wall mounted electric heater.

**BATHROOM** 7' 1" x 5' 1" (2.17m x 1.56m) Modern white suite comprising; low level WC, pedestal hand wash basin, bath with shower over with glazed shower screen, wall mounted electric heater.

**EXTERNAL** Allocated parking spot.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	83
England & Wales EU Directive 2002/91/EC		
<a href="http://www.EPC4U.COM">www.EPC4U.COM</a>		









**First Floor**

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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.