APARTMENTS 1-21
MOXONS ISLAND
48 STAFFORD STREET
HANLEY

SHUROPODY
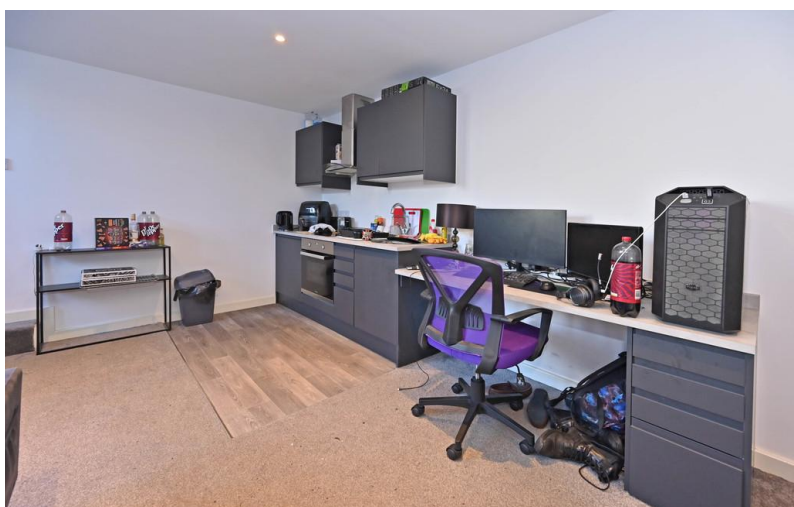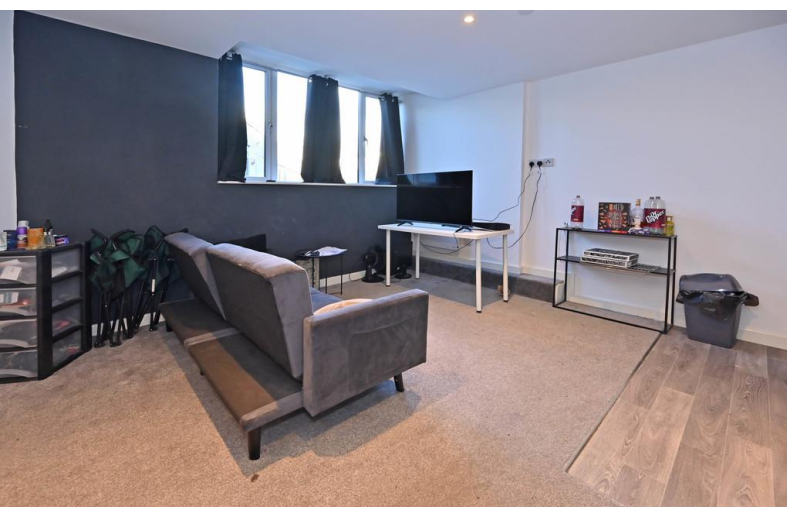
Stafford Street, Hanley

1 Bedroom, 1 Bathroom, Studio Apartment

Offers In Excess Of £60,000

MARTIN&CO

OVERVIEW This **for sale** open-plan **studio flat** is located in Hanley, at the heart of Stoke-on-Trent's city centre, and is particularly suited to **investors**, with a tenant in situ currently achieving £530 pcm and no onward chain.

The property comprises an open-plan studio layout incorporating the living, sleeping and kitchen areas, along with one bathroom. The open-plan kitchen and reception space provide a practical arrangement for city-centre living.

- **Open-plan studio layout**
- **Tenant in situ £530 pcm**
- **No onward chain**
- **Walking distance to amenities**
- **Good bus and rail links**
- **Ideal investment property**
- **Council Tax Band - A**

Situated in Hanley City Centre, the flat offers straightforward access to local amenities including shops, supermarkets, eateries and leisure facilities around the Cultural Quarter and Potteries Shopping Centre. Central Forest Park is within easy reach, providing green space, walking routes and recreational areas.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		

Public transport links are readily available. Regular bus services operate from Hanley Bus Station, connecting to surrounding areas across Stoke-on-Trent and beyond. Stoke-on-Trent railway station is accessible by bus or a short drive, offering services to Birmingham (around 50 minutes on fast services) and Manchester (around 50–60 minutes), as well as longer-distance routes to London and other major cities.

The location places residents within convenient reach of local cafés, restaurants and everyday services, supporting demand for rental accommodation in the
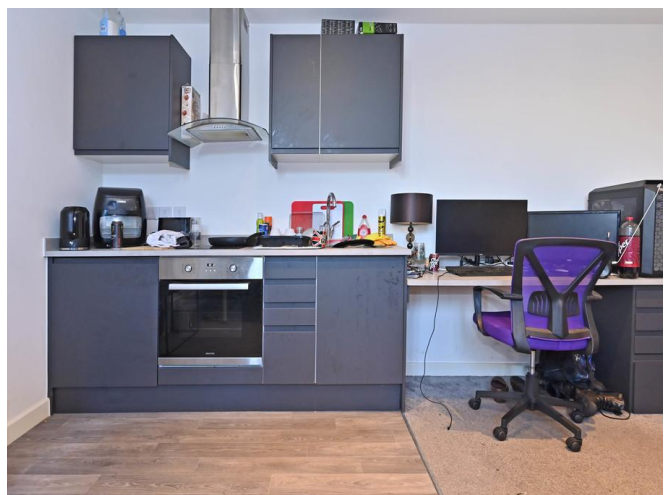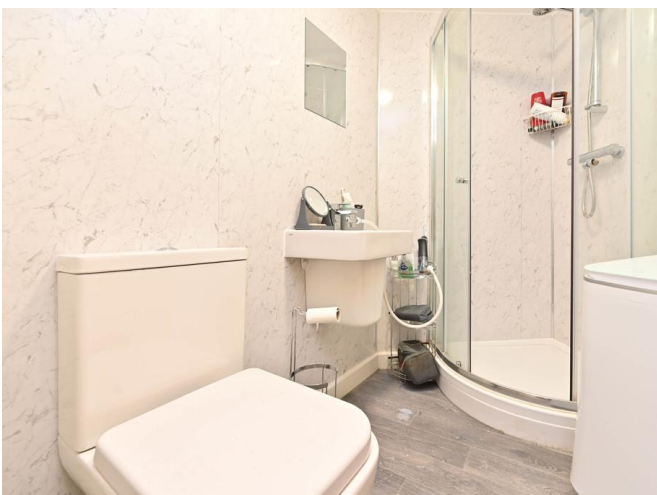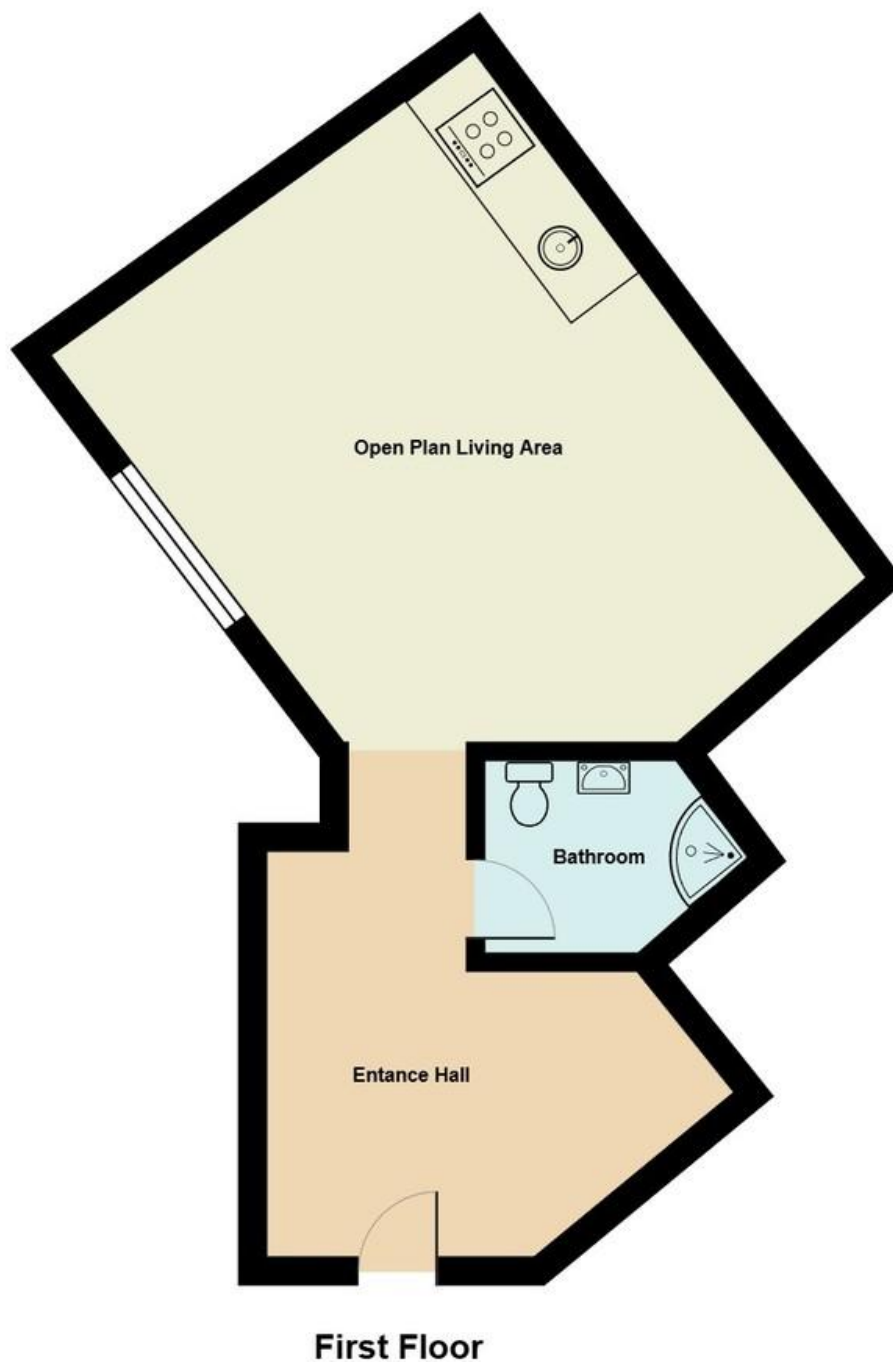
area. This studio flat offers an opportunity for buyers seeking a centrally located investment property in Hanley with an established rental income.

ENTRANCE HALL 12' 11" x 10' 9" (3.94m x 3.30m) Intercom entry system. Wall mounted electric heater.

OPEN PLAN LIVING AREA 18' 0" x 14' 1" (5.50m x 4.31m) Having a kitchen area fitted with wall and base units with worksurface over which incorporates a circular stainless steel sink unit, integrated oven and hob, double glazed windows, wall mounted electric heater.

SHOWER ROOM 7' 1" x 5' 1" (2.18m x 1.56m) Modern white suite comprising; low level WC, wall mounted hand wash basin and shower unit.

Open Plan Living Area

Bathroom

Entance Hall

First Floor

The Property Ombudsman