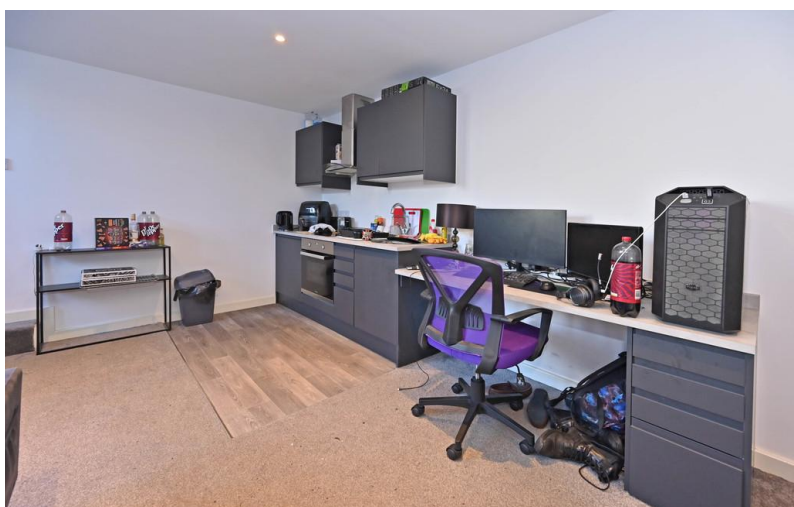
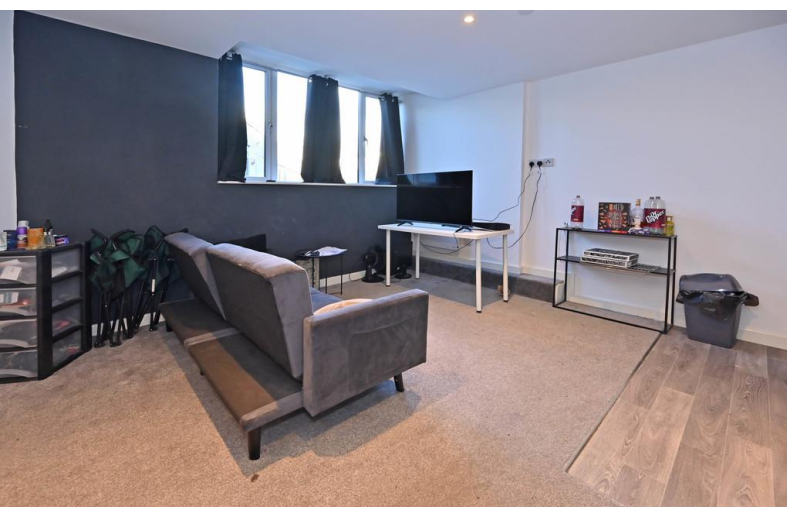


**FOR SALE**



**Stafford Street, Hanley**

**1 Bedroom, 1 Bathroom, Studio Apartment**

**Offers In Excess Of £60,000**





**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.

- 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

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.

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.



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

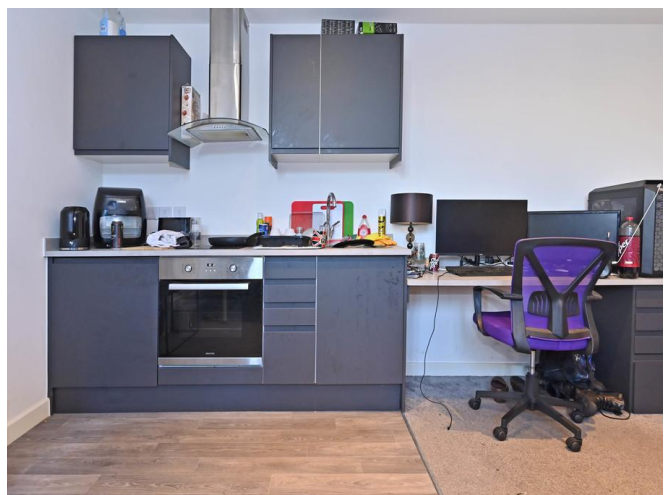
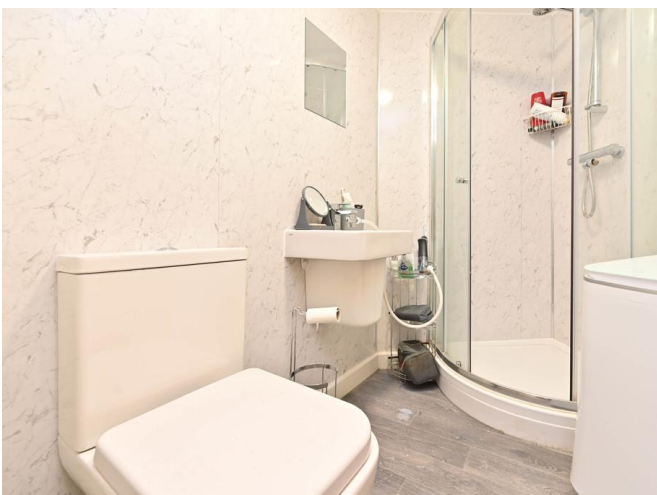


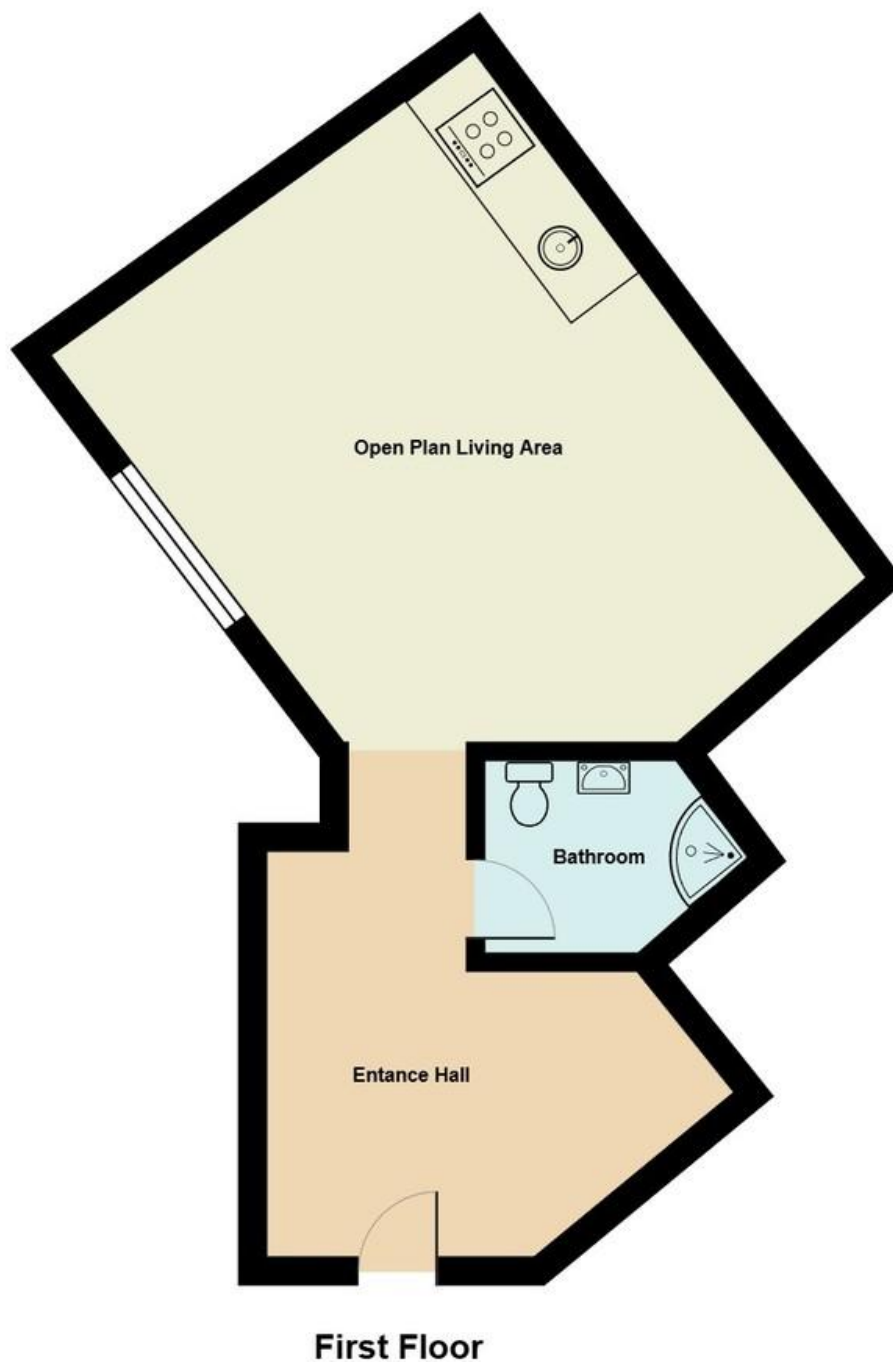
area. This studio flat offers an opportunity for buyers seeking a centrally located investment property in Hanley with an established rental income.

**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.





## 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 m 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.