

17 Hartley Court

Hanley, Stoke-On-Trent, ST4 7GG

Lets get straight to it, straight to business! Are you looking for an apartment? Needs to be spacious? Needs two double bedrooms? Close to local amenities? Excellent commuter links? and no upward chain? I have your exact match in the form of this beautiful ground floor apartment on Hartley Court. Immaculately presented throughout this spacious apartment comprises open plan lounge/kitchen/diner, two bedrooms and contemporary bathroom. Externally the property benefits from allocated parking. Located on edge of Hanley town centre it offers excellent commuter links to the A500, Royal Stoke Hospital and Stoke train station. Time to stop your Rightmove search, I have what your looking for, call to book a viewing today.

Offers in excess of £82,000

17 Hartley Court

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- SPACIOUS GROUND FLOOR APARTMENT
- CONTEMPORARY BATHROOM
- EXCELLENT COMMUTER LINKS
- OPEN PLAN LOUNGE/KITCHEN/DINING
- ALLOCATED PARKING
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES

Entrance Hall

9'6" x 8'7" (2.91 x 2.62)

The property has a entrance door to the side aspect. Large storage cupboard housing plumbing for washing machine and hot water tank.

Open Plan

Lounge/Kitchen/Dining

19'10" x 16'8" (6.05 x 5.10)

Lounge Area

A double glazed window overlooks the side aspect and double glazed patio doors to the rear. Electric fire. Television point and two electric storage heaters.

Kitchen Area

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer.

Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob over with cooker hood above. Space for fridge/freezer.

Bedroom One

12'1" x 9'8" (3.70 x 2.96)

A double glazed window overlooks the rear aspect. Electric storage heater.

Bedroom Two

9'11" x 8'11" (3.04 x 2.74)

A double glazed window overlooks the rear aspect. Electric storage heater.

Bathroom

7'4" x 5'9" (2.25 x 1.76)

Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and heated towel rail.

Exterior

The property benefits from allocated parking.

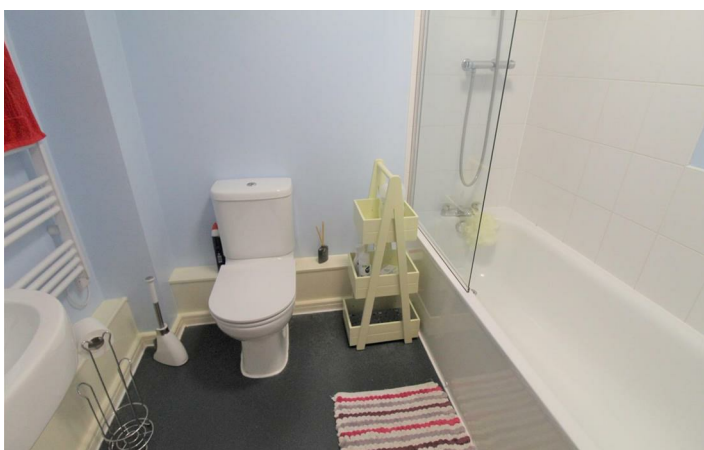
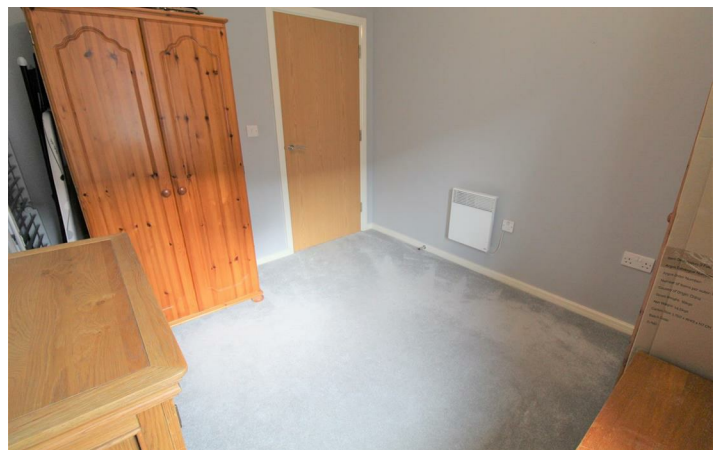
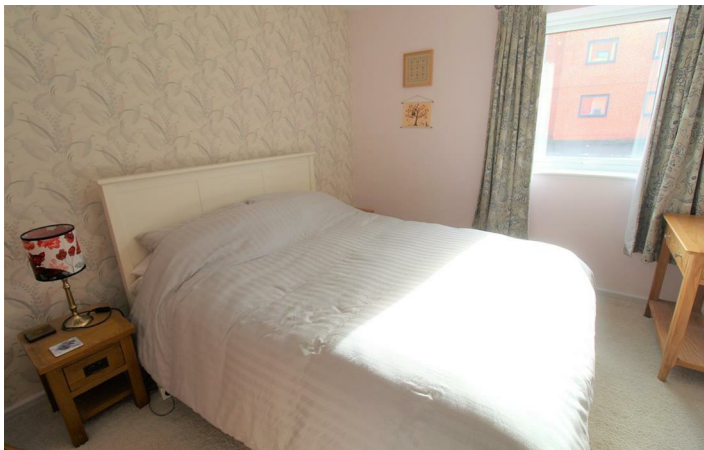
Tenure

This property is a leasehold property. The lease has 236 years left on it. The ground rent is £420.63 every six months and maintenance is £75.00 every six months.

Council Tax Band

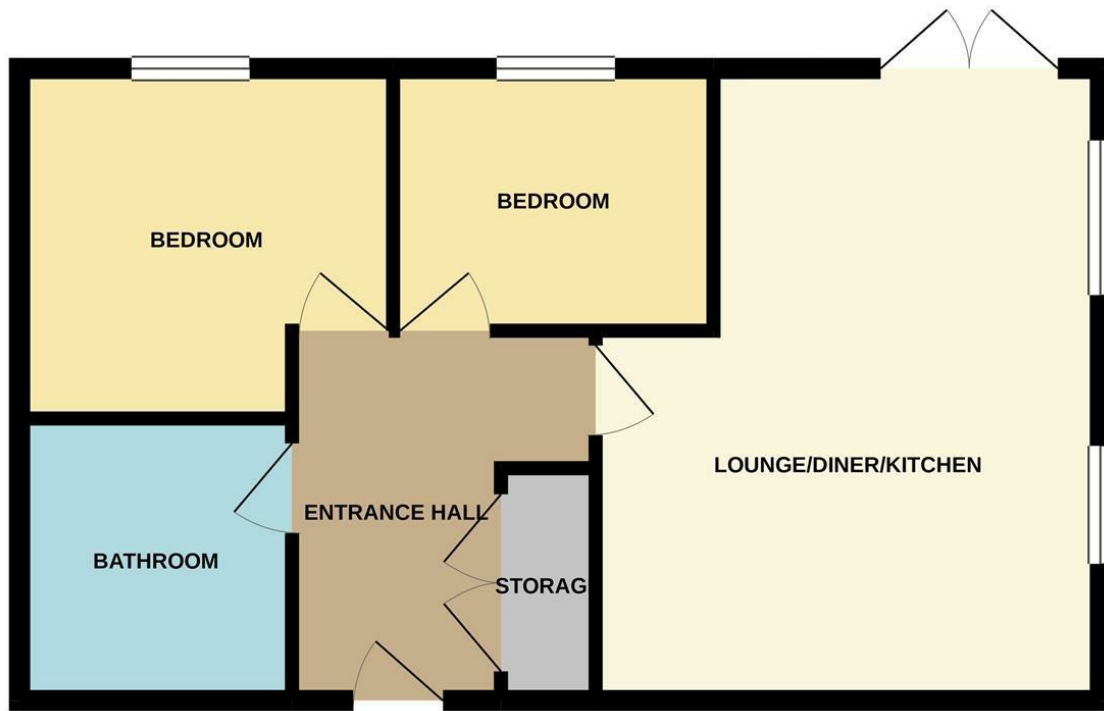
Council Tax Band B.

Purchaser should seek confirmation prior to completion



Floor Plan

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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