



Boatman Drive,
Etruria, Stoke-on-
Trent



OneAgency

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Offers in Excess of £90,000

A one bedroom apartment in a popular location. The property is conveniently located within walking distance to Festival Retail Park, ideal for workers of BET365 and Vodafone. This spacious well presented apartment benefits from a generous lounge with open kitchen area, good sized bedroom and bathroom. Externally the property benefits from an allocated parking space with additional visitor parking. Ideal for first time buyers or landlords.





Ground Floor

Entered through the front door, stairs access to the first floor apartment.

First Floor

Landing

A storage cupboard, window and carpet flooring.

Lounge

5.55m x 4.44m (18' 3" x 14' 7") Two double glazed windows, open plan to the kitchen and carpet flooring.

Kitchen

2.53m x 2.52m (8' 4" x 8' 3") A range of wall and base units with worktops, stainless steel sink basin, oven with electric hobs with extractor hood over, plumbing for a washing machine, space for a fridge/freezer, double glazed window and vinyl flooring.

Bedroom One

4.34m x 3.08m (14' 3" x 10' 1") A double glazed window and carpet flooring.

Bathroom

2.52m x 1.71m (8' 3" x 5' 7") A white suite comprising of a bath with overhead shower unit, pedestal hand wash basin, low level w/c and vinyl flooring.

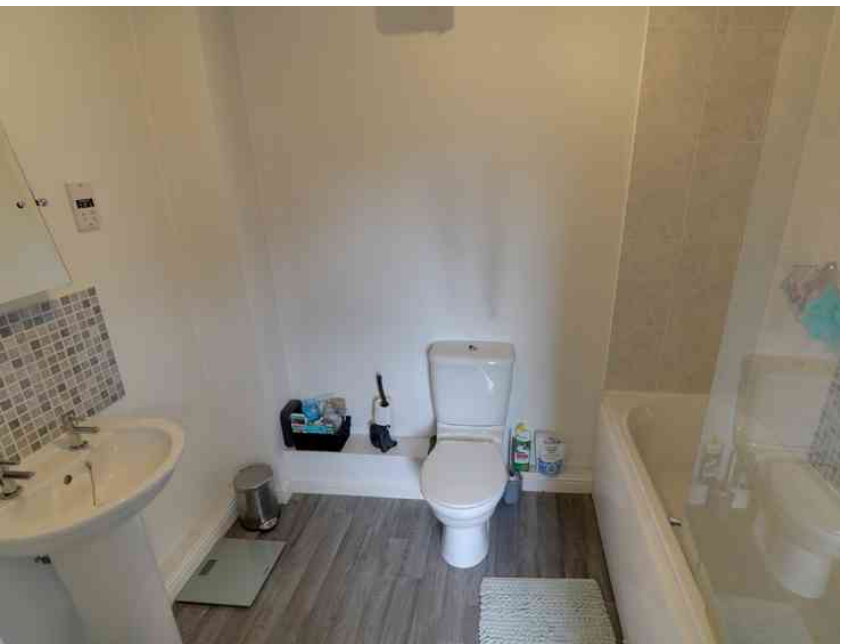
External

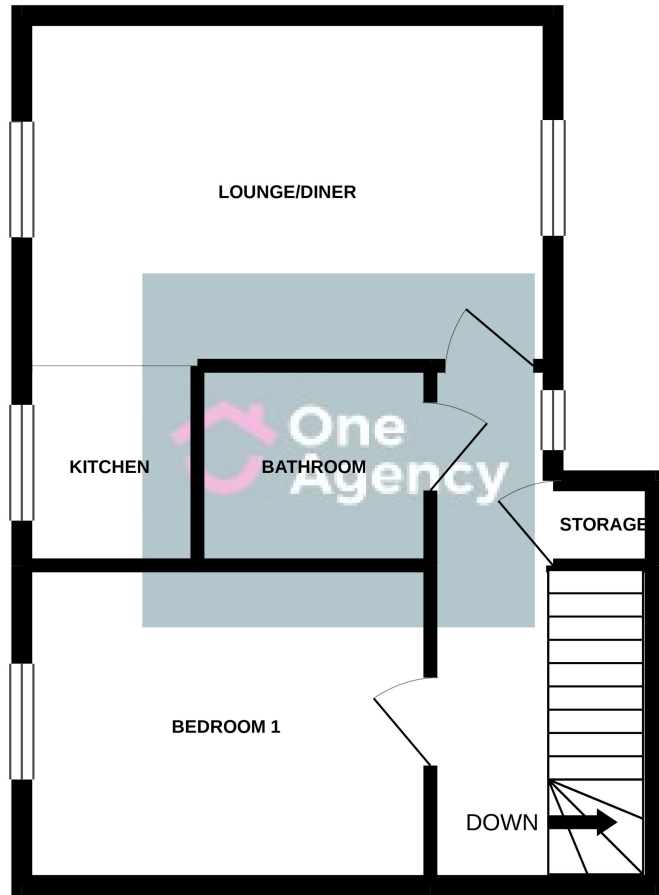
Allocated parking space and additional off road visitor parking.

AGENTS NOTES

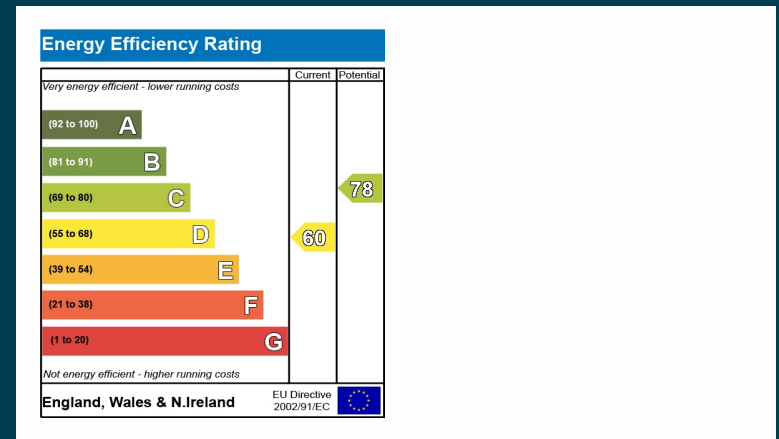
Leasehold Property - The lease on this property began on 1 January 2005 for 125 years. The service charge is approximately £588.29 to be paid every six months.

We have a title plan which we can provide to potential interested buyers.





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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