



Etruria Court,  
Humbert Road,  
Etruria



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# Offers in Excess of £100,000

A modern two-bedroom first-floor apartment, ideally situated in a highly convenient location with excellent access to Festival Retail Park, Hanley City Centre, Newcastle-under-Lyme Town Centre, and the A500. The current vendors have upgraded the kitchen, which now offers a range of integrated appliances along with a useful breakfast bar, creating a practical dining space. This low-maintenance property is considered ideal for both owner-occupiers and landlords, further benefiting from communal residents' parking.







### Entrance Hallway

Built in storage area with water cylinder.

### Bedroom 1

5.11m max x 3.43m (16' 9" x 11' 3") Double glazed window, fitted mirrored wardrobes, electric radiator.

### Bedroom 2

2.54m x 2.75m (8' 4" x 9' 0") Double glazed window, electric wall heater.

### Bathroom

1.72m x 2.02m (5' 8" x 6' 8") Electric wall heater, bathroom suite comprising of bath with shower attachment, WC and hand wash basin. Extractor fan.

### Living / Dining / Kitchen

6.63m max x 3.64m max (21' 9" x 11' 11") Double glazed windows, electric radiator, fitted with a range of wall, base and drawer storage units, integrated appliance including Bosch washing machine, Siemens fridge freezer and Bosch combination oven and microwave. Ample work surface area, sink and mixer tap with flexible hose. Breakfast bar area with induction hob.

### Outside

Communal residents parking.

### Agents Notes

Stoke-on-Trent Council Tax Band B

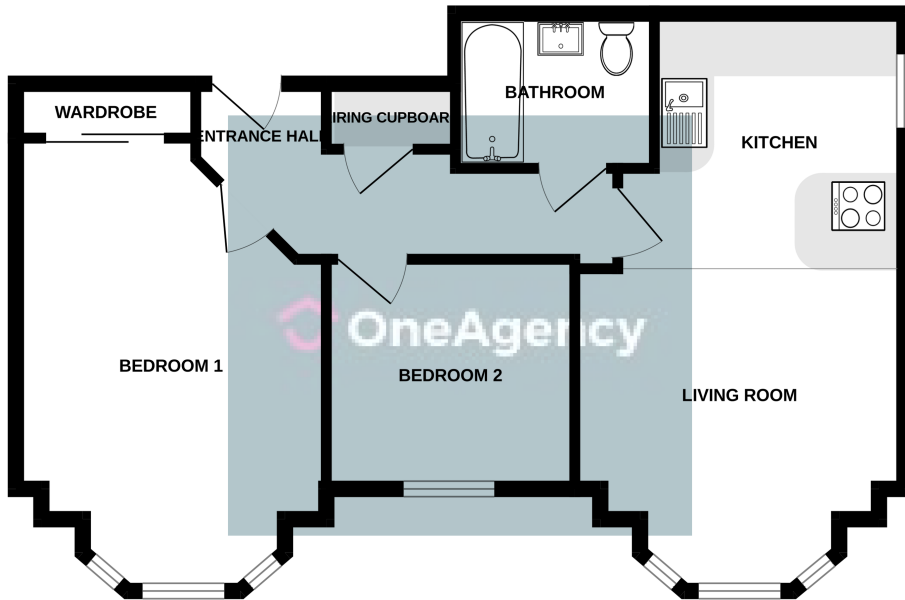
Leasehold Property - 21 September 2005 Term : 250 years from 1 February 2005

Ground Rent 2026 - £141.40. Service Charge Period 1-4-25 - 31-3-26 £1539.30

### Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.

## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.