



St Christopher Avenue,  
Penkhull



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# £97,500

A two bedroom ground floor flat ideal for Landlords which is located within walking distance of Royal Stoke University Hospital. The property benefits from parking to the front and a garden to the rear and is offered with no chain. Viewing is highly advised.





## Ground Floor

### Entrance Hall

Door to side, electric heater, storage cupboard for water tank

### Living Room

3.38m x 4.22m (11' 1" x 13' 10") Double glazed window to front, two electric heaters

### Kitchen

2.11m x 3.14m (6' 11" x 10' 4") A mixture of wall, base and drawer units, stainless steel sink and drainer unit, storage cupboard, electric heater, double glazed window to front, tiled floor, part tiled wall

### Bedroom One

2.94m x 3.58m (9' 8" x 11' 9") Double glazed window to rear, electric heater

### Bedroom Two

2.11m x 2.68m (6' 11" x 8' 10") Double glazed window to rear, electric heater



## Bathroom

1.51m x 2.68m (4' 11" x 8' 10") Bathroom suite comprising of panelled bath with electric shower over and shower screen, WC, wash hand basin, electric heater, double glazed window to side, vinyl flooring, part tiled wall

## Outside

Rear garden, parking to the front

## Agent Notes

Stoke-on-Trent City Council, Council Tax Band A

Leasehold property, and we understand the length of the lease is as below:

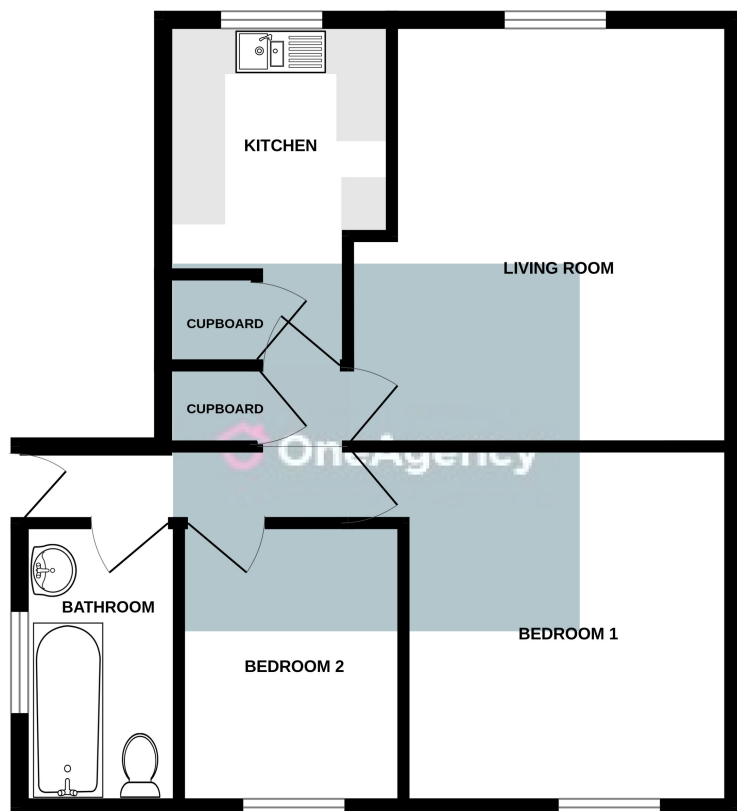
Date: 8 November 2016 Term: 120 years from 8 November 2016

We understand there is a ground rent of £175 every 6 months

Buyers are advised to confirm these details with their solicitor

Title Plan and Title Register is available upon request

## 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.  
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(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



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ  
01782 970222

hello@oneagencygroup.co.uk

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.