



Ivory Close, Hanley,  
Stoke-on-Trent



**OneAgency**

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£125,000

An executive ground floor apartment, ideally located for Hanley City Centre and nearby to great walks and the canal side. The property benefits from an open plan living/dining and kitchen area, two bedrooms - one of which has an en-suite, allocated parking space and a balcony which overlooks the Kilns. Ideal for first time buyers or buy to let investors. No Chain. Viewing is highly advised!





## Ground Floor

### Communal Entrance

Entered through the building door, intercom system and buzzer.

### Hall

1.67m x 1.21m (5' 6" x 4' 0") Entered through the front door, storage cupboard and part tiled and carpet flooring.

### Lounge/Kitchen/Diner

7.96m x 3.83m (26' 1" x 12' 7") An open plan lounge area with a double glazed bay window to the front, kitchen with a range of wall and base units with worktops, integral fridge/freezer, washing machine and dishwasher, integral oven with electric hob with extractor hood over, electric heater and tiled flooring.

### Bedroom One

5.44m x 2.62m (17' 10" x 8' 7") A patio door leading to the balcony, electric heater, access to en suite and carpet flooring.

### En Suite

1.73m x 1.44m (5' 8" x 4' 9") A walk in shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls and tiled flooring.

### Bedroom Two

4.32m x 2.62m (14' 2" x 8' 7") A double glazed window to the front, electric heater and carpet flooring.

### Bathroom

2.50m x 1.98m (8' 2" x 6' 6") A white suite with bath, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls and tiled flooring.

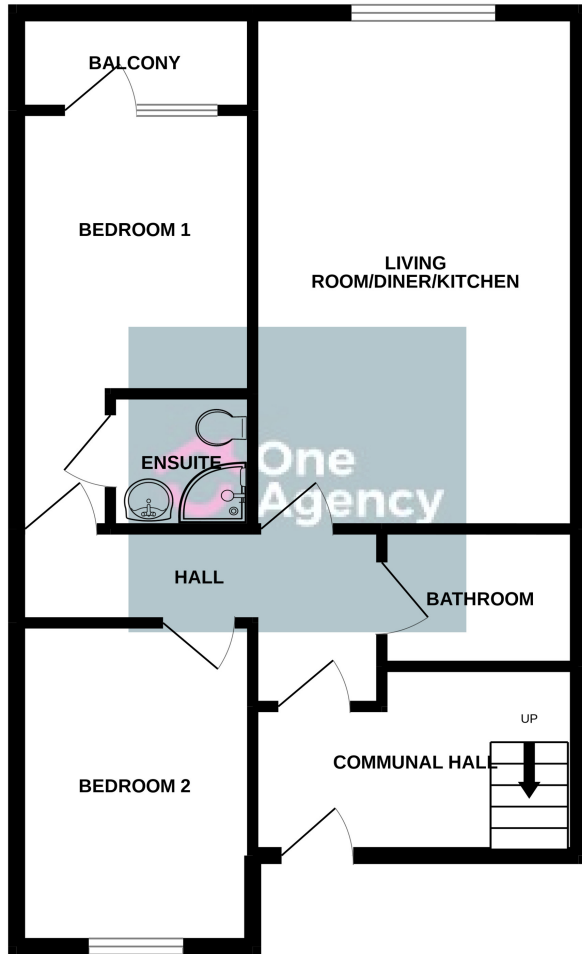
### External

One allocated parking space and communal garden areas.

### AGENTS NOTES

We understand the leasehold for this property is 999 years which began on 22nd November 2005. We understand the ground rent for the property is £150 per annum and the service charge is £594 every 6 months. We would advise buyers to confirm this with a solicitor.

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 |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 to 100) <b>A</b>                               |                         |           |
| (81 to 91) <b>B</b>                                |                         |           |
| (69 to 80) <b>C</b>                                | 78                      | 78        |
| (56 to 68) <b>D</b>                                |                         |           |
| (39 to 54) <b>E</b>                                |                         |           |
| (21 to 38) <b>F</b>                                |                         |           |
| (1 to 20) <b>G</b>                                 |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Wales &amp; N.Ireland</b>              | 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.