



Ambassador Road, Hanley

Stoke-On-Trent, Staffordshire, ST1 3DN

£545 PCM



Popular and convenient location - This well presented two bedroom apartment is situated on the top floor so benefits from having no noise from above! Located within easy reach of Hanley town centre and Staffs uni. Internally the accommodation briefly comprises; Entrance Hallway, Lounge, Fitted Kitchen, Family Bathroom & En-Suite. Externally there is an allocated parking space.

Hallway

Having radiator and door to exit.

Fitted Kitchen

10'11 x 6'6 (3.33m x 1.98m)

Having a range of wall and base units with preparation work surfaces over incorporating sink/drain. Integrated oven, gas hobs with extractor over, space for fridge/freezer and plumbing for an automatic washing machine. Double glazed window to side.

Lounge/Diner

14'10 x 10'11 (4.52m x 3.33m)

Having two radiators, double glazed windows to front and side.

Master Bedroom

11'1 x 10'1 max (3.38m x 3.07m max)

Having radiator and double glazed window to side.

Ensuite

7'7 x 5'8 (2.31m x 1.73m)

Having white three piece suite comprising; W.C, wash hand basin and shower cubicle. Partly tiled walls and radiator.

Bedroom Two

11'1 x 7'1 (3.38m x 2.16m)

Having radiator and double glazed window to side.

Family Bathroom

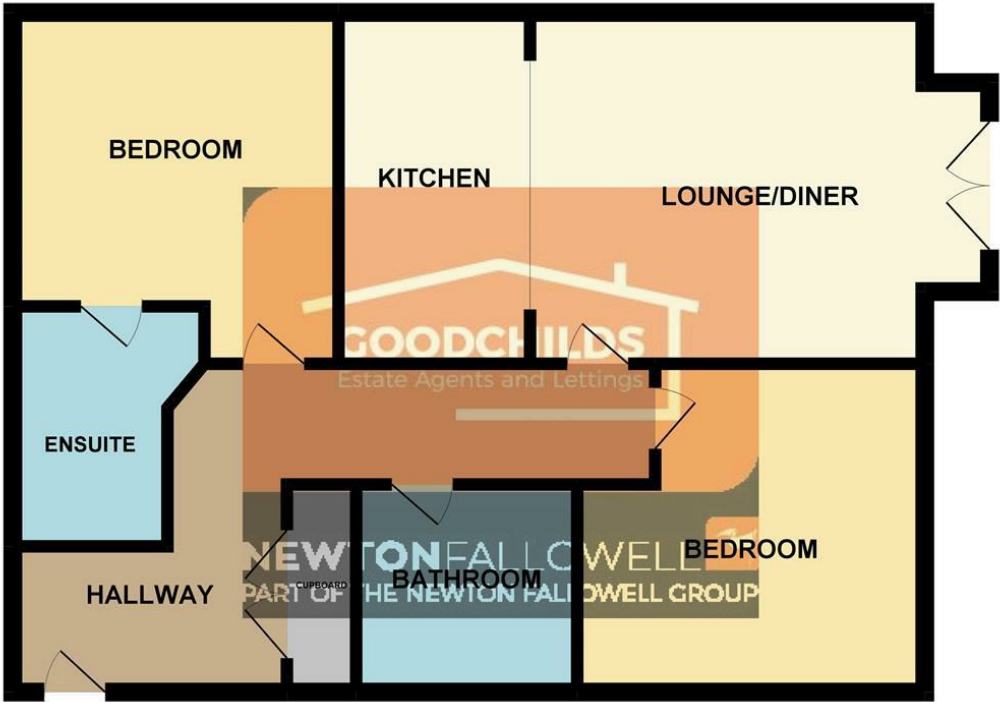
6'11 x 6'6 (2.11m x 1.98m)

Having white three piece suite comprising; W.C, wash hand basin and panelled bath. Partly tiled walls and radiator.

Externally

Having Off Road Parking and intercom system.

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 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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