



**Asking Price £99,950**

Novahomes are delighted to offer this well presented purpose built apartment situated in a popular residential district of Stoke with allocated parking. Spacious living accommodation comprises entrance vestibule, hallway, fitted kitchen, lounge/dining room, two bedrooms and bathroom. Other benefits include access to communal gardens and a large loft space perfect for storage. Situated a short distance from excellent local amenities, Devonport Park and excellent transport links this property would make a perfect investment or first time purchase. Approx monthly rental income £595.00. No onward chain!



**NOVAHOMES**  
SALES & LETTINGS

SELL  
FOR ONLY  
0.9%  
INC VAT



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SALES@NOVAHOMES.CO.UK



## Portland Court, Stoke, PL1 4PU

### ACCOMMODATION COMPRISES

Hall - Door to:

Fitted Kitchen - 3.15m x 2.18m (10` 4" x 7` 2") -

Sitting/Dining Room - 4.82m x 3.42m (15` 10" x 11` 3") -

Master Bedroom - 3.74m x 3.28m (12` 3" x 10` 9") -

Bedroom 2 - 3.10m x 2.32m (10` 2" x 7` 7") -

Bathroom

Allocated Parking Space

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



Energy Efficiency Rating		Current	Potential
100 Points	A		
80 Points	B		
65 Points	C	74	78
50 Points	D		
35 Points	E		
20 Points	F		
5 Points	G		

Not energy efficient - higher energy costs  
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**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. All fees quotes are subject to a minimum fee of £1200.