

## 22, Beech House Cauldon Quay, Stoke on Trent, ST1 3DT



Situated within a purpose-built apartment block overlooking the canal, this well-presented first-floor apartment offers an excellent opportunity for both first-time buyers and investors alike.

Ideally located close to Hanley Park, Stoke-on-Trent College, and Staffordshire University, the property provides convenient access to local amenities and transport links.

The accommodation comprises a welcoming hallway, two double bedrooms including a master with en-suite, a family bathroom, and a spacious open-plan kitchen/living area—ideal for modern living.

Offered to the market with **NO ONWARD CHAIN**, this is a fantastic, hassle-free purchase in a sought-after location.

# £110,000

**Entrance**

UPVC double-glazed window, radiator, and doors leading to:

**Open Plan Kitchen / Diner / Lounge**

**Kitchen / Diner (19'05" x 15'03")**

UPVC double-glazed window. Fitted with a range of sleek, high-gloss white wall and base units complemented by contrasting work surfaces. Integrated appliances include a fridge freezer, washing machine, built-in oven, gas hob, and extractor hood. Stainless steel sink unit with drainer. Central island offering additional storage and a breakfast bar.



**Lounge (19'05" x 12'08")**

UPVC double-glazed French doors opening onto a Juliet balcony.



**Bedroom One (10'03" x 9'11")**

uPVC double-glazed window, radiator, and door leading to:



**En-suite**

Fully tiled shower enclosure with electric shower, wash hand basin with splashback, low-level WC, and radiator.



**Bedroom Two (11'04" x 9'03")**

UPVC double-glazed window and radiator.



**Bathroom**

Panelled bath with tiled splashback, wash hand basin, low-level WC, UPVC double-glazed obscured window, and radiator.



**EPC- C**

**Council Tax- B**

**Tenure- Leasehold**

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.





