Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



34 Hartley Court, Cliffe Vale, Stoke-On-Trent, ST4 7GG

£94,000

- First Floor Apartment
- Stylish & Spacious Accommodation
- Open Plan Kitchen
- Secure Intercom Entry
- Two Bedrooms
- Contemporary Bathroom
- UPVC Double Glazing
- Juliet Balcony

STUNNING TWO BEDROOM FIRST FLOOR EXECUTIVE APARTMENT – HARTLEY COURT, LOCK 38 DEVELOPMENT!

An excellent opportunity to acquire this beautifully presented, modern two bedroom apartment situated within the popular Lock 38 Development at Hartley Court. Perfectly suited to first-time buyers, those looking to downsize or investors seeking a fantastic addition to their portfolio.

Occupying an end position, the apartment benefits from having no neighbouring apartments on either side and its own private entrance doorway, offering an added sense of privacy and independence. The property offers stylish and spacious accommodation throughout, featuring two generously sized bedrooms, a contemporary bathroom with a modern white suite and an impressive open-plan kitchen, living and dining area, ideal for both everyday living and entertaining.

An abundance of windows allows natural light to flood the accommodation, whilst a Juliet balcony adds to the bright and airy feel. Further benefits include allocated parking and a secure intercom entry system.

Modern living at its best! Contact Austerberry today to arrange your viewing and discover everything this fantastic apartment has to offer!





ENTRANCE HALL
Timber front door. Fitted carpet. Electric radiator. Cupboard containing hot water tank and plumbing for washing machine.

BEDROOM ONE
11'11 x 9'09 (3.63m x 2.97m)
Fitted carpet. UPVC double glazed window. Electric radiator.

BEDROOM TWO
10'00 x 8'10 (3.05m x 2.69m)
Fitted carpet. UPVC double glazed window. Electric radiator.

BATHROOM
7'05 x 5'08 (2.26m x 1.73m)
White suite. Shower over the bath. Toilet. Wash basin. Heated towel rail. Part tiles walls. Vinyl flooring.

KITCHEN/ LIVING/ DINING ROOM
19'10 x 12'05 (6.05m x 3.78m)
Range of fitted kitchen units. Integrated electric over & hob. Space for fridge freezer. Tiled flooring.

Living & Dining area with fitted carpet. Three UPVC double glazed window and UPVC double glazed sliding door to Juliet balcony. Two electric radiators.

TENURE
250-year lease that started on 1.3.2007
Ground rent is approximately £150 per year and service charge approximately £1200 six monthly








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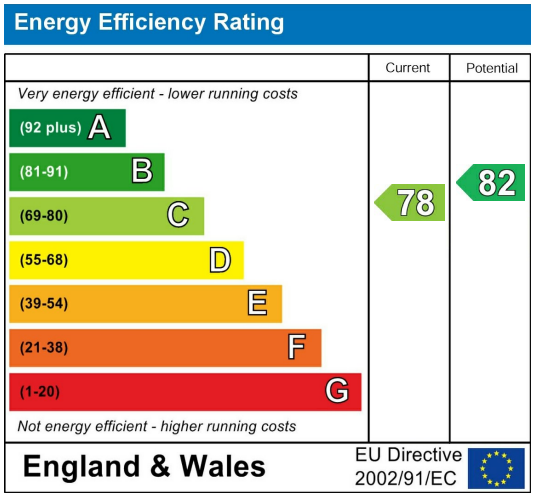

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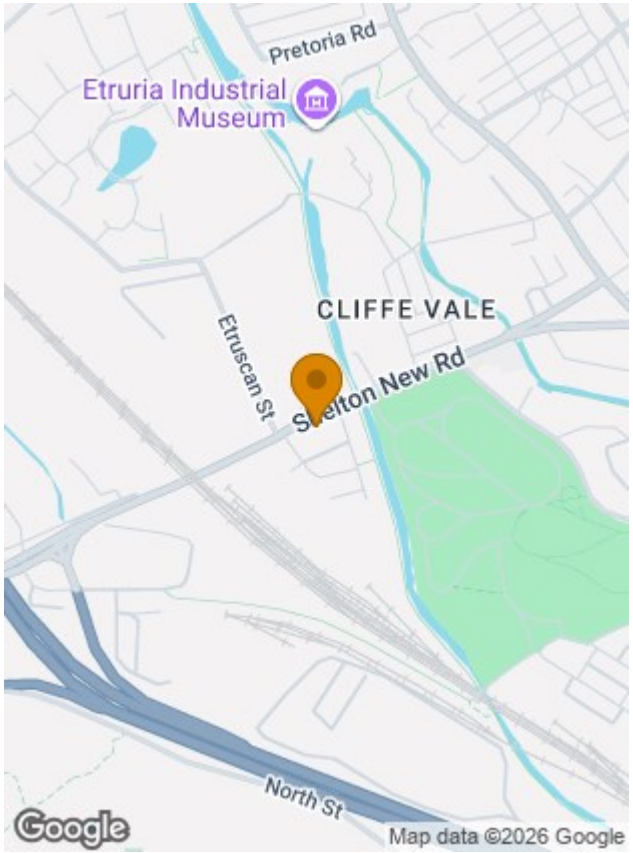

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
82
England & Wales
EU Directive 2002/91/EC


Pretoria Rd
Etruria Industrial Museum
CLIFFE VALE
Etruscan St
Skelton New Rd
North St
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Leasehold

Council Tax Band - B

PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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