



Ambassador Road,
Hanley



OneAgency

01782 970222

hello@oneagencygroup.co.uk



£70,000

A modern second floor apartment offered for sale with no upward chain, providing well-presented, low-maintenance accommodation or an ideal buy-to-let opportunity. The accommodation comprises an entrance hallway, open-plan kitchen/lounge/dining area, two bedrooms, an en-suite shower room to the main bedroom and a separate bathroom. The property also benefits from one allocated parking space. Conveniently located close to the Caldon Canal, with easy access to Hanley city centre and a range of local amenities.





Entrance Hallway

Airing cupboard with water cylinder.

Bedroom 1

Double glazed window, radiator.

En Suite

Shower cubicle, with mains shower, WC, hand wash basin, radiator.

Bathroom

Bathroom suite comprising of panelled bath, WC and pedestal wash hand basin. Radiator, part tiled walls.

Bedroom 2

Double glazed window, radiator.

Open Plan Lounge / dining / Kitchen

Double glazed windows, juliet balcony with french doors, radiator. fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, plumbing washing machine, part tiled walls.

Outside

Allocated Parking Space.

Agents Notes

Leasehold property Term : 999 years less 3 days from and including 22 November 2005.

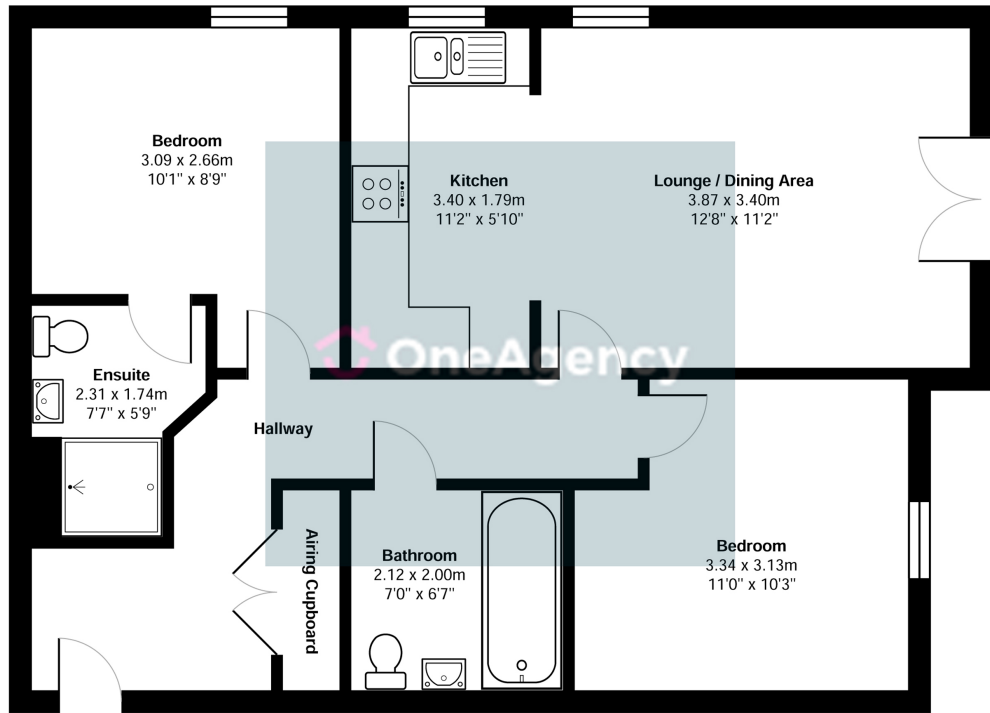
We understand the the most recent service charge was £1413.98 for the six month period of 1st July 2026 to 31 December 2026 and the most recent ground rent for the calendar year of 2026 is £316.14.

Stoke on Trent Council Tax Band A

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.





Second Floor

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



OneAgency, Stone House 55 Stone Road Business Park, Stoke-on-Trent, ST4 6SR

01782 970222

hello@oneagencygroup.co.uk

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.