

Flat 6 Elmhurst, Harrowby Drive, Newcastle, Staffordshire, ST5 3JU

FOLLOWWELLS



- Top Floor Flat
- Newly Refurbished Throughout
- Double Bedroom and Dressing Room
- Large Open Plan Living Space
- Sought After Residential Location
- Off Road Parking and Garage
- Intercom Access
- Available Immediately

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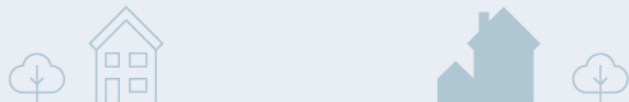
Monthly Rental Of: £720
Security Deposit:

follwells.co.uk

email@follwells.co.uk

01782 615530

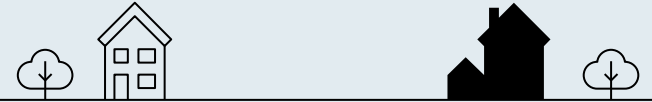




A spacious, one bedroom, top floor flat having been refurbished and situated in a prime residential location. The property has undergone an extensive re-fit including new kitchen, new bathroom, re-wiring and upgraded central heating. The accommodation is ideally suited to a single occupant or couple and benefits from a particularly spacious, open plan living space along with a double bedroom and separate dressing room/box room.

The property is approached off Harrowby Drive and includes a single garage with a parking space in front. The communal entrance has intercom access for each apartment and number six is located on the top floor via a central stair-well. Inside the apartment itself is a hallway with three useful built in cupboards. The spacious living space is light and airy with a full width window to the front of the building and second window to the rear. The new kitchen has fitted cupboards with wood effect worktops and drainer sink. Integrated appliances include fridge, freezer, electric oven and four ring induction hob with extractor hood over. A peninsula unit with breakfast bar separates the kitchen area from the living area. There is also a full height larder cupboard with plumbing for a washing machine. The bathroom has been fully refitted with a suite comprising bath with mixer shower above and glass screen as well as a concealed cistern WC and vanity wash basin with cupboards below. The walls and floor are fully tiled and there is a chrome ladder radiator. Harrowby Drive is a highly regarded and much sought after location on the outskirts of Newcastle under Lyme. Set in a mature, quiet neighbourhood yet within easy reach of the town centre and all the amenities on offer.





A pre-application process is carried out on all applicants expressing an interest in the property prior to viewing. There is no charge for this. It is carried out to provide information to the Landlord of potential tenants. For the successful applicant a holding deposit will be required which is the equivalent to one weeks rent. This will be deducted from the first month's rental payment. If the application is unsuccessful due to the potential tenant providing inaccurate information for example, not declaring adverse credit history, Follwells are within their right to withhold the holding deposit to cover any costs incurred for the referencing.

Please note all tenants over the age of 18 are required to be referenced. A security deposit is payable prior to the tenancy commencing, equivalent to five weeks rent. This will be held by the tenancy deposit scheme.



IMPORTANT INFORMATION

EPC Rating - 'C'

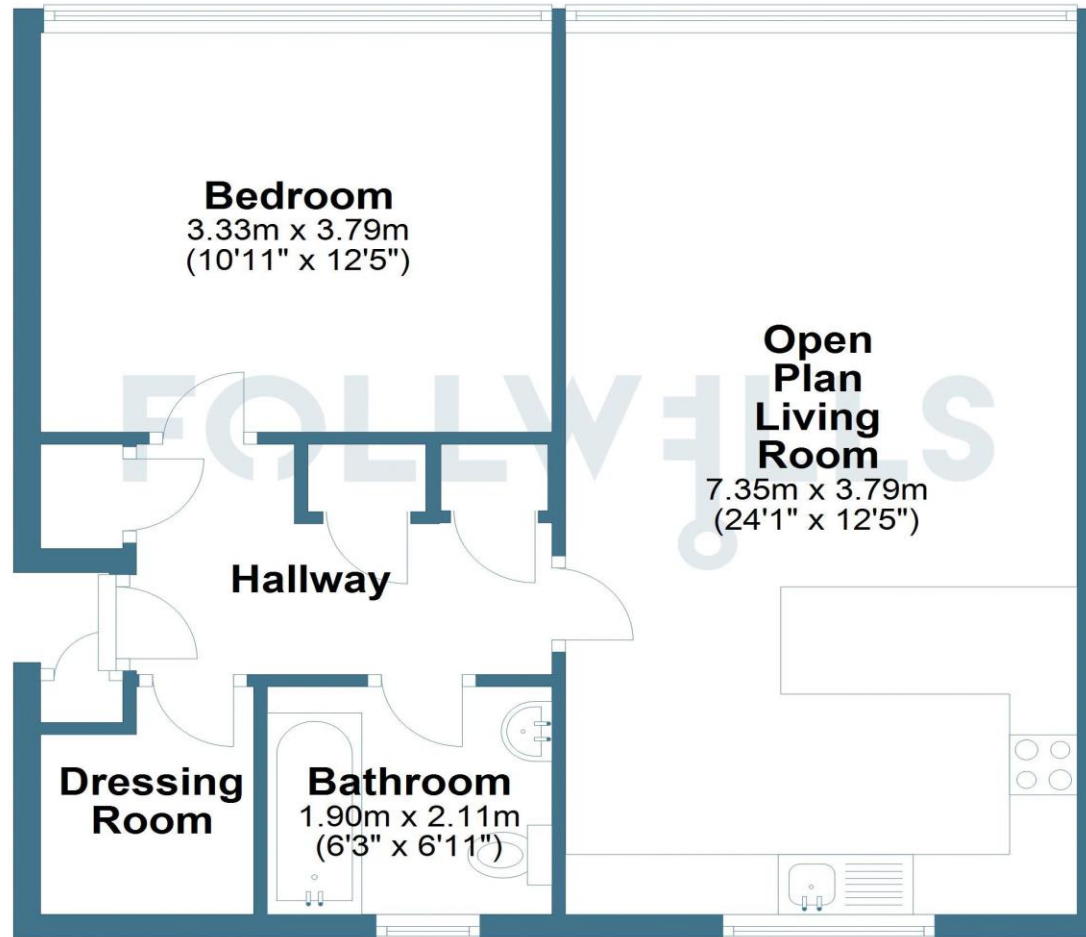
Council Tax Band - 'A'

Services - All mains connected

Holding Deposit - £165

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.

Ground Floor



For indicative purposes only. All measurements are approximate.
Plan produced using PlanUp.