

89a Victoria Street, Stoke-On-Trent, Staffordshire, ST4 6EG

FOLLOWWELLS



- One Bedroom First Floor Apartment
- Furnished Accommodation
- Well Appointed & Beautifully Presented
- Convenient Location
- Available Immediately



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Monthly Rental Of
Security Deposit

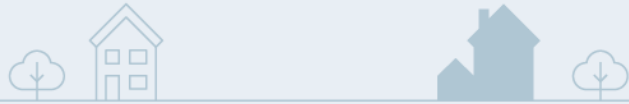
£645
£740

follwells.co.uk

email@follwells.co.uk

01782 615530



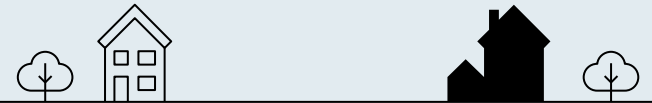


A beautifully presented and very well appointed first floor apartment providing furnished accommodation in a most convenient location. The property is situated on the corner of Victoria Street and Tavistock Place above a Baby Scanning Centre providing easy access to Newcastle, Stoke on Trent and the Royal Stoke Hospital. Nearby road and rail network links are excellent, with stoke train station being approximately a 5 minute drive away and the A500 giving access to junctions 15 and 16 of the M6.

Access to the property is off Tavistock Place behind the 4D Baby Scanning Centre. Raw tying gates lead up a pathway to the entrance door. To the ground floor is an entrance porch with stairs leading to the first floor and also a shower room with modern suite including tiled shower enclosure.

To the first floor is a spacious open plan living space consisting of a living room and a kitchen. The living room has a window to the rear with a built in storage cupboard over the stairwell, a corner sofa which folds into a sofa bed which is ideal for occasional visitors, tv connection point and grey wood effect flooring. The living space opens into the kitchen which is fitted with a modern range of units and appliances including a fitted electric oven and grill, a four ring ceramic hob, a fridge and a freezer. There is also a freestanding washer dryer and a continuation of the wood effect flooring from the living room. The double bedroom is of a good size measuring 4.05 by 3.42 meters with a double bed, two bedside tables and a wardrobe with a window looking out to the front elevation.





A pre-application process is carried out on all applicants expressing an interest in the property prior to a 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 (£145). This will be deducted from the first months 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 of the tenants over the age of 18 are required to be referenced.

A security deposit is payable prior to the tenancy commencing, equivalent to 5 weeks rent (£740). This will be held with the tenancy deposit scheme.



IMPORTANT INFORMATION

Mains electricity, Water and Drainage Connected

Central Heating from Electric Panel Heaters

Council Tax Band 'A'

EPC Rating 'E'

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



First Floor



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