


# Walmer Parade, ST16

PROPERTY ADDRESS  
13 Walmer Parade  
Stafford  
ST16 1WU

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>	<b>90</b>	<b>90</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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- Total cost of first month: £3,015.38 (rent & deposit)
- New build house
- Private back garden
- Driveway with two spaces
- Unfurnished

We're pleased to offer the first chance to rent this fantastic new build home. The house comes unfurnished and benefits from high spec fixtures and fittings throughout.

The spacious property is set over three floors. On the ground floor, there is an open plan kitchen, dining and living area with patio doors leading to the private enclosed rear garden, plus there's a useful utility room and downstairs WC. There are two bedrooms and a main bathroom on the first floor, with a master bedroom on the top floor with an ensuite and adjoining dressing room.

The house benefits from a driveway with two spaces. There are solar panels installed and the house is energy efficiency rating B.

Burleyfields is a new development just outside Stafford town centre, with excellent transport links including Stafford train station, and easy access to all the local amenities.

Available immediately subject to acceptable references.

Rent: £1,400 per calendar month  
Holding deposit: £323.07  
Deposit: £1,615.38

