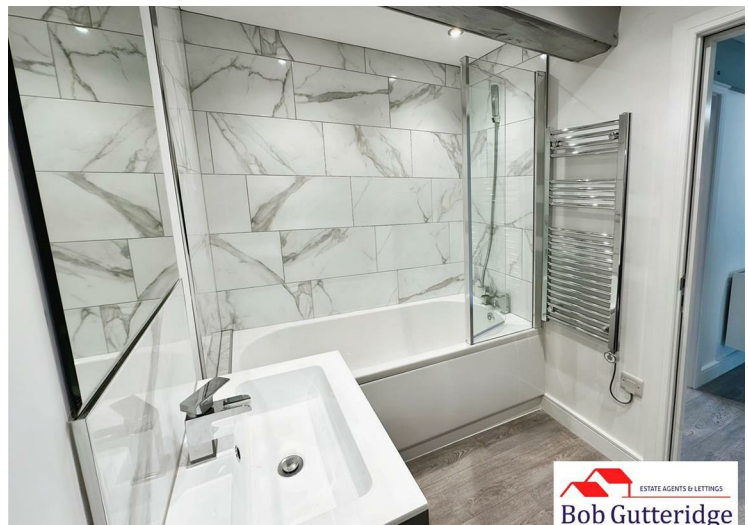


Flat 1 Market Place, Burslem, Stoke-On-Trent, Staffs, ST6 4AT



To Let Exclusive at £695 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully modernised and updated first floor apartment set in this Burslem town centre location which provides ease of access to local shops, schools and amenities. As you would expect this home offers double glazing along with electric heating and in brief the accommodation comprises of entrance hall, spacious full width fitted kitchen/lounge/diner, master bedroom with dressing area and a beautiful modern shower room. Viewing Of This Truly Beautiful Apartment Is A Must !

COMMUNAL ENTRANCE HALL



ENTRANCE HALL

With fire escape door to side, pendant light fitting, battery/mains smoke alarm, heat detector, wall mounted electric heater, two power points, modern grey wood effect flooring and doors lead off to rooms including;



**OPEN PLAN FITTED KITCHEN/LOUNGE/DINING ROOM 7.14m x 3.71m
(23'5" x 12'2")**

With two multi-glazed double glazed sash windows to front, seven spotlight fittings, heat detector, two pendant light fittings, two modern wall mounted electric heaters, TV aerial connection point, BT telephone point (subject to usual transfer regulations), a range of base and wall mounted white storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in Lamona four ring ceramic hob unit with extractor hood above, grey splashback, Lamona fan assisted oven, integrated fridge/freezer, built in bowl and a half stainless steel sink unit with chrome mixer tap above, modern grey wood effect flooring and power points.



BEDROOM 4.90m reducing to 2.87m x 3.05m reducing to 2.01m (16'1" reducing to 9'5" x 10'0" reducing to 6'7")

With double glazed window to rear, ten spotlight fittings, heat detector, modern wall mounted electric heater, modern grey wood effect flooring, power points and access off to;



BUILT IN AIRING CUPBOARD

With pendant light fitting, smoke alarm, copper hot water cylinder, two power points and modern grey wood effect flooring.

BATHROOM 1.73m x 2.36m (5'8" x 7'9")

With six spotlight fittings, extractor fan, a modern white suite comprising of built in dual flush WC, vanity sink unit with Monobloc chrome waterfall tap above, panelled bath unit with Monobloc chrome mixer tap above with shower attachment, ceramic splashback tiling in marble effect, modern grey wood effect flooring, wall mounted electric chrome towel radiator and glazed shower screen.



COUNCIL TAX

Band 'A' amount payable to City of Stoke On Trent Council.

SERVICES

Main services of gas, electricity, water and drainage are connected.

TERMS

The property is offered to let for a minimum term of six months at £695.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £801.92 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £160.38 which, subject to successful referencing, will form part of the first months rent. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 69 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

| | |
|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday | 9.00am - 4.30pm |
| Sunday | 2.00pm - 4.30pm |

