

Apt 5 Heaton Court, Heaton Terrace, Porthill, Newcastle, Staffs, ST5 8PL



£595 Per month

This exciting new development of one bedroomed apartments situated in this highly regarded district of Porthill enjoying all modern day comforts and high insulation values with Upvc double glazing and combination gas fired central heating with accommodation comprising of entrance lobby, large lounge/kitchen/diner with built-in appliances, luxury bathroom with p-shaped bath/shower unit and underfloor heating and good sized bedroom. Externally are landscaped grounds with off road parking. The apartments must be viewed internally to appreciate the specification and accommodation on offer. The property boasts ease of access to the A500 and A34 and is located near to bus routes for ease of access to Newcastle town centre.

ENTRANCE LOBBY

With panelled front access door, pendant light fitting, two power points, battery and mains smoke alarm, panelled radiator, engineered oak flooring, built-in store cupboard with pendant light fitting and electricity consumer unit.

LOUNGE/KITCHEN/DINER 4.95 x 4.19 (16'3" x 13'9")

With Upvc double glazed window to rear, Upvc double glazed window to side, fluorescent tube light fitting, pendant light fitting, base and wall mounted high gloss white storage cupboards providing ample cupboard and drawer space, round edge work surface in wood block effect, built-in bowl and a half stainless steel sink unit with mixer tap above, two t.v. aerial points, panelled radiator, BT telephone extension subject to usual transfer regulations, eight power points plus spurs for appliances, built-in dishwasher, built-in fridge and freezer, built-in automatic washing machine, built-in four ring Indesit hob unit with electric oven beneath and extractor hood above, combination boiler providing the domestic hot water and central heating system and engineered oak flooring.



BEDROOM 3.30 x 2.95 (10'10" x 9'8")

With double glazed Velux window to front, pendant light fitting, Upvc double glazed window to side, single panelled radiator, t.v. aerial point, eight power points and recess with storage space.



LUXURY BATHROOM 2.16 x 1.91 (7'1" x 6'3")

With globe light fitting, single panelled radiator, white suite comprising low level dual flush WC, pedestal sink unit, panelled p-shaped bath/shower unit with ceramic splashback tiling, glazed curved shower screen, mixer shower, underfloor heating and ceramic floor tiling.



COMMUNAL AREAS

Set over three floors with built-in meter cupboards to the ground floor.

EXTERNALLY

The property enjoys a landscaped communal area with allocated off road parking.



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

DIRECTIONS

From our Porthill office proceed along Watlands View, turning first right to Heaton Terrace, where the apartments will be found located on the left hand side.

TERMS

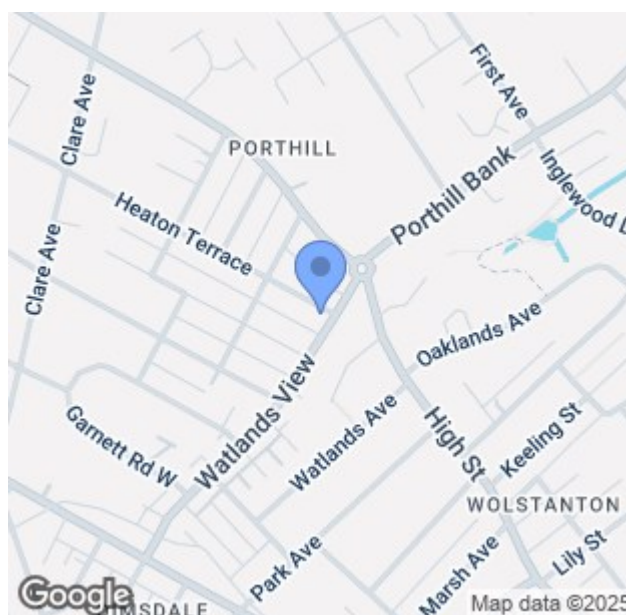
The property is offered to let for a minimum term of six months at £595.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £686.53 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £137.30 which, subject to successful referencing, will form part of the deposit. 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

COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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

