

## 26 Tudor Court Loring Road, Porthill, Newcastle, Staffs, ST5



To Let Exclusive at £695 PCM

**Bob Gutteridge Estate Agents** are delighted to bring to the market this desirable and up to date ground floor apartment situated on this well maintained development in this convenient Porthill location which provides good road links to the A34 & A500. This home offers benefits from Upvc double glazing and electric economy 7 heating and in brief the accommodation comprises of entrance lobby, lounge/diner, fitted kitchen, NEW shower room and a master bedroom. Externally the property is set on maintained grounds with the additional benefit of an allocated off road parking space for a vehicle. Viewing Is Highly Recommended !

## ENTRANCE LOBBY

With part panelled part glazed door, coving to the ceiling, enclosed light fitting, coat hooks, oak-effect laminate flooring and a door leading off to;

## OPEN PLAN LOUNGE/DINING ROOM 4.57m reducing to 3.35m x 3.84m maximum (15'0" reducing to 11'0" x 12'7" maximum)

With Upvc double-glazed window to the front, coving to the ceiling, pendant light fitting, Economy 7 wall-mounted electric storage heater, power points, TV aerial connection points, BT telephone point (Subject to usual transfer regulations) and door leading off to;



## FITTED KITCHEN 2.08m x 2.39m (6'10" x 7'10" )

With Upvc double-glazed window to the side, coving to the ceiling, electricity consumer unit, a range of base and wall-mounted storage cupboards providing ample cupboard and drawer space, round-edge work surfaces with built-in four-ring electric hob unit with oven beneath plus extractor hood above, built-in sink unit with chrome mixer tap above, space for under-counter fridge, plumbing for automatic washing machine, integrated freezer, splashback tiling, tile-effect flooring and power points.



## MASTER BEDROOM 5.31m into wardrobe x 2.90m reducing to 1.80m (17'5" into wardrobe x 9'6" reducing to 5'11")

With Upvc double-glazed window to the front, coving to the ceiling, pendant light fitting, oak-effect laminate flooring, BT telephone point (Subject to usual transfer regulations) , power points and sliding doors revealing a built-in wardrobe providing ample hanging and storage space with lighting. A further door provides access to an under-stair storage cupboard offering additional storage space



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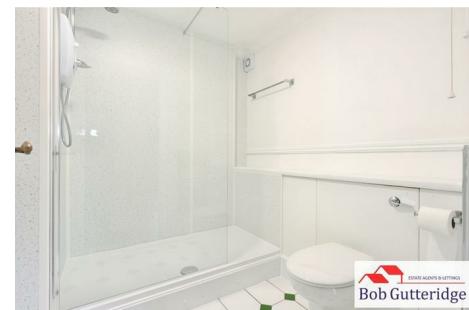
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## MODERN SHOWER ROOM 2.01m x 2.39m maximum (6'7" x 7'10" maximum )

With coving to the ceiling, extractor fan, decorative dado rail, modern chrome wall-mounted electric towel radiator, a built-in suite comprising WC, vanity sink unit with taps above., walk-in double shower enclosure with aqua boarding to splashback areas, Mira Sport electric shower and ceramic tiled flooring.



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## EXTERNALLY

## MAINTAINED GROUNDS

This property is situated on beautifully maintained grounds which also offers the added benefit of allocated off road parking for a vehicle.



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## COUNCIL TAX

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

## SERVICES

Main services of electricity, water and drainage are connected.

## TERMS

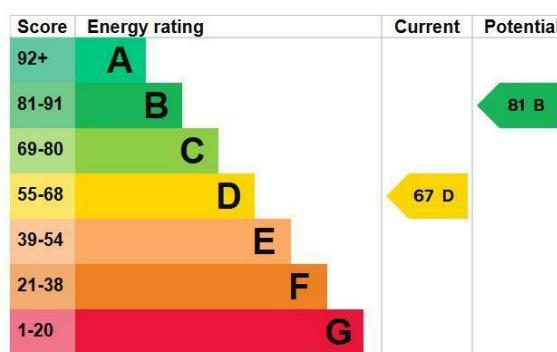
The property is offered to let for a minimum term of six months at £695.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £801.92 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £160.38 which, subject 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.



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

