



**17A High Street,
Gnosall,
ST20 0EX**

£750 PCM

A modern first floor flat situated in the centre of Gnosall close to all local amenities.

The flat briefly comprises private entrance door to the ground floor with stairs leading to the first floor reception room, fitted kitchen, double bedroom and shower room. To the ground floor is a shared utility/laundry room with the ground floor flat. Outside gravelled garden and parking area.

Rent is to include water, electricity and gas. The flat has gas CH.

Available beginning of July.

Rent: £750pcm

Deposit: £865 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: C (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: A (Staffordshire Council)

Term: Assured Shorthold Tenancy term to be agreed, but it will be for a minimum fixed period of 12 months.

Utilities: Mains electricity, water and drainage. Gas central heating boiler.

Broadband: Up to 10,000mbps

Mobile Signal/Coverage Indoors: EE Limited, Three Limited, O2 None, Vodafone None

Mobile Signal/Coverage Outdoors: EE Likely, Three Likely, O2 Likely, Vodafone Likely

Parking: One off road parking space

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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