



**Graham Watkins & Co**

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

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## **Flat 209a, High Lane, Stoke On Trent, ST6 8QA**



**A one bedroom first floor Apartment situated in the sought after village of Brown Edge. The property boasts an open plan living, dining and kitchen area, with sizeable bedroom and shower room. The property is within walking distance of local amenities whilst also being within short travelling distance to the Potteries and the market town of Leek.**

**£380 Per Calendar Month  
(Subject To Contract)**

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

## Directions

From our Leek office take the A53 towards Stoke on Trent. After approximately four miles, after passing The Plough Public House, turn right on Clay Lake. Proceed along within road for approximately one mile where the property will be located on the right hand side as indicated by our To Let board.

## Accommodation Comprises

### Shared Entrance Door

Into hallway. Stairs leading to

### Front Entrance Door

Leading to

### Entrance Hall

With intercom. Fully fitted carpet. Light to ceiling. Electric points.

### Kitchen 2.540m x 3.947m (8'4" x 13'0")

Range of newly fitted base units and wall cupboards incorporating work surface and storage. Lamona electric cooker and four ring hob with extractor hood over. UPVC double glazed window. Vinyl flooring. Electric points. Stainless steel sink and drainer with tiled splash back. Plumbing for automatic washing machine. Space for under counter fridge/freezer. Roof light and two lights to ceiling. Electric storage heater.



### Lounge 3.736m x 4.876m (12'3" x 16'0")

With fully fitted carpet. Two electric storage heaters. Telephone point. Electric points. Large double glazed window to front elevation. Aerial point. Light to ceiling.



### Bedroom 2.986m x 3.222m (9'10" x 10'7")

With fully fitted carpet. Electric storage heater. UPVC double glazed window. Electric points. Loft access hatch. Light to ceiling.



### Shower Room

With vinyl flooring. Heated towel rail. Pedestal wash hand basin. Roof light and lights to ceiling. Two extractor fans. Part tiled shower cubicle with Triton electric shower.



### W.C.

Vinyl flooring. Light to ceiling. Low level W.C. Extractor fan.

### Services

We believe the property is connected to mains electricity, water and drainage.

The property benefits from economy 7 electric.

Water rates to be included in monthly rental figure.

### Council Tax

We believe the property is council tax band A.

### Viewings

By prior arrangement through Graham Watkins & Co.

**Deposit**

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

**Measurements**

All measurements given are approximate and are 'maximum' measurements.

**Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

**Wayleaves**

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

## Energy performance certificate (EPC)

Fiat 209a, High Lane Brown Edge STOKE-ON-TRENT ST6 8QA		Energy rating <b>E</b>
Valid until 18 April 2028	Certificate number 0516-2841-7649-9598-4875	

**Property type**  
Top-floor flat

**Total floor area**  
47 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)