



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



3 Park Road, Leek, ST13 8JU

£600 Per Calendar Month

A well presented two bedroom terraced property located on the edge of Leek's town centre near Sainsburys. Benefiting from fully double glazing, central heating and rear garden. Within close proximity to many local amenities and commuter links.



Situation

A good sized property situated on the edge of Leek Town Centre. Within close proximity to many local amenities such as schools, shops and public houses. Within easy access to commuter links to Stoke - on - Trent, Ashbourne, Derby, Buxton and Macclesfield.

Directions

If travelling from Derby Street, Leek, turn right into Market Street and then turn left onto Stockwell Street. Continue along Stockwell Street, passing the Church on the right and continue down Mill Street. At the bottom of Mill Street, turn right into Hamil Drive and turn left into Park Road, whereupon the property will be found on the right hand side as indicated by the Agents To Let board.

Accommodation Comprises

Living Room 11'3" x 9'10" (3.45 x 3.00)



Fitted carpet flooring, electric points, fireplace with brick surround, window to the front elevation and meter storage cupboard.



Kitchen 13'9" x 9'10" (4.2 x 3.0)



Spacious kitchen with range of wall and Base units, stainless steel sink unit, free standing cooker, gas boiler which serves the domestic hot water and central heating, fittings in place for washing machine and dishwasher. Staircase leading to First Floor Landing



Bedroom One 11'3" x 9'10" (3.45 x 3.00)



Fitted carpet, window to the front aspect, electrical points and ceiling light.

Bedroom Two 10'9" x 5'6" (3.3 x 1.7)



Fitted carpet, window to rear aspect, electrical points, ceiling light and storage cupboard.

Bathroom 8'6" x 4'3" (2.6 x 1.3)



With fitted suite comprising bath, wash hand basin and low level WC.

Outside



To the rear of the property is a brick built outbuilding providing a useful storage solution. To the front is a small courtyard area

Services

We believe all mains services are connected.

Viewings

By prior arrangement through Graham Watkins & Co.

Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your

Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

Measurements

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

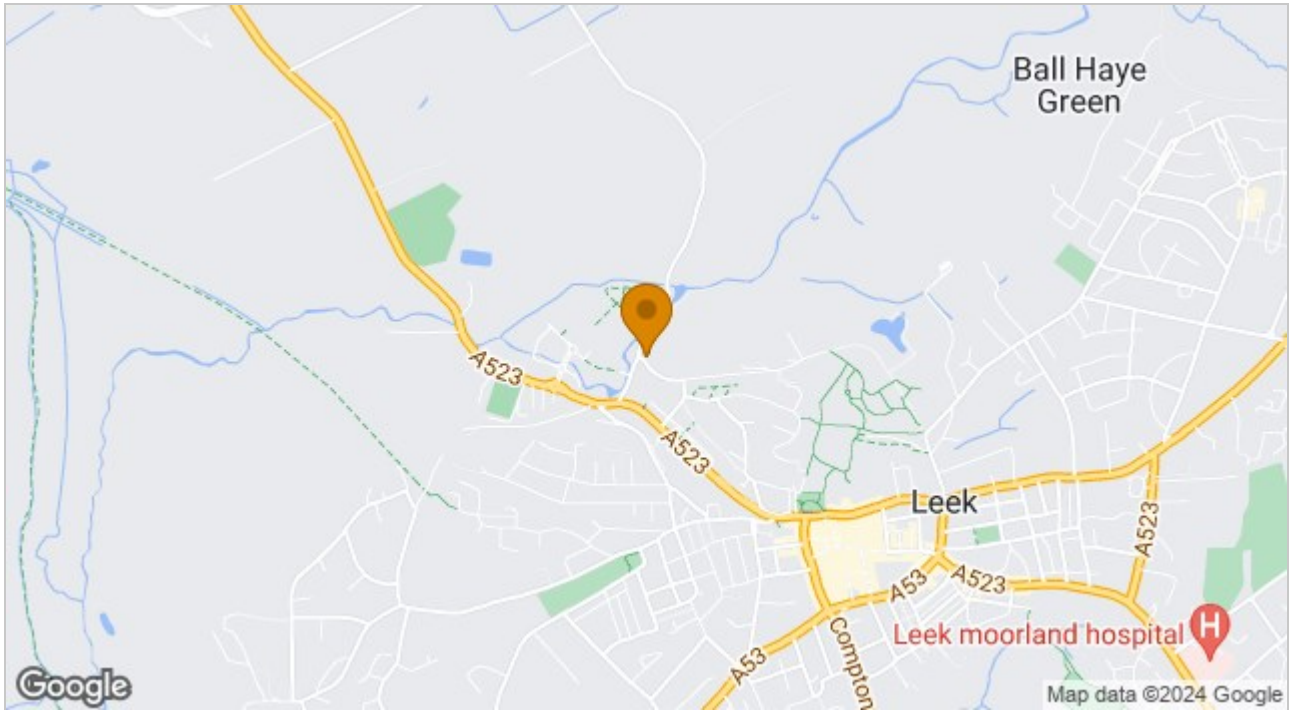
Please Note

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.

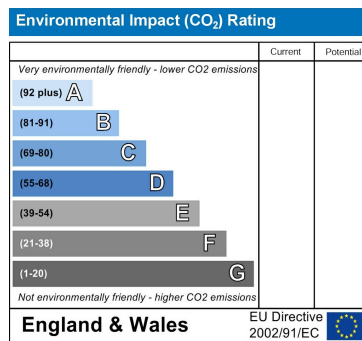
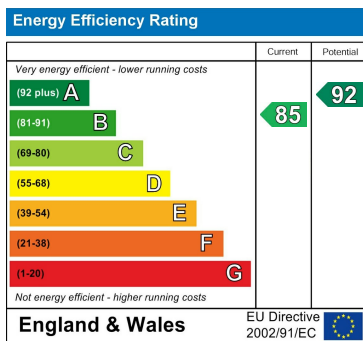
Wayleaves

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, quasieasements 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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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