



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Flat 2a Cawdrey Buildings, Fountain Street, Leek, ST13 6JR

£595 Per Calendar Month

A deceptively spacious property comprising a two double bedroom first floor apartment ideally situated within the centre of the market town of Leek. Access can be obtained via the rear of the property through a secure gate. Hallway with a staircase leading to a fully fitted kitchen with a sizeable living room and under stairs store. To the second floor are two bedrooms and bathroom. The property is within walking distance to local amenities and has a delightful view of the town's Nicholson War Memorial.



Situation

Located next to Leek Town Centre, this property is within walking distances of many local amenities such as schools, shops, public houses and transport links. Within easy access to commuter links to Buxton, Macclesfield, Stoke-on-Trent and Derby.

Directions

From our Leek office on Derby Street, turn left onto Ball Haye Street. Cross over the road onto Fountain Street and the flat will be found on the left hand side. The property is accessed from the rear aspect on Ball Haye Street.

Accommodation Comprises

Entrance Hall

With uPVC double glazed entrance door; cushioned flooring; single radiator and door to stairs.

Kitchen 13'1" x 10'1" (3.98 x 3.07)



Having a selection of base cupboards and drawers; plumbing for an automatic washing machine; cooker point; roll top work surfaces; inset stainless steel sink with mixer tap; tile splash backs; matching wall cupboards; concealed Glow Warm gas fired central heating boiler; cushioned floor; uPVC double glazed window to the rear aspect and single radiator.



Living Room 15'11" x 13'1" (4.85 x 3.98)



Boasting a feature bay window to the front aspect; sash window to the front aspect; fireplace including an electric fire; cupboard housing meters; double radiator and under stairs storage cupboard.

First Floor Landing

With single radiator and loft access.

Master Bedroom 13'1" x 11'1" (3.98 x 3.38)



Having a sash window to the front aspect; decorative cast iron fireplace and single radiator.



Bedroom Two 13'1" x 10'3" (3.98 x 3.13)



Having double glazed velux window to the rear aspect; single radiator and built in wardrobe.

Bathroom 9'10" x 4'6" (2.99 x 1.37)



With a white suite which comprises a bath with Triton shower over; low level lavatory; pedestal wash hand basin; part tiled walls; heated towel rail and cushioned floor.

Outside



With gated access from Ball Haye Street.

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.

Services

We believe the property is connected to all mains services.

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

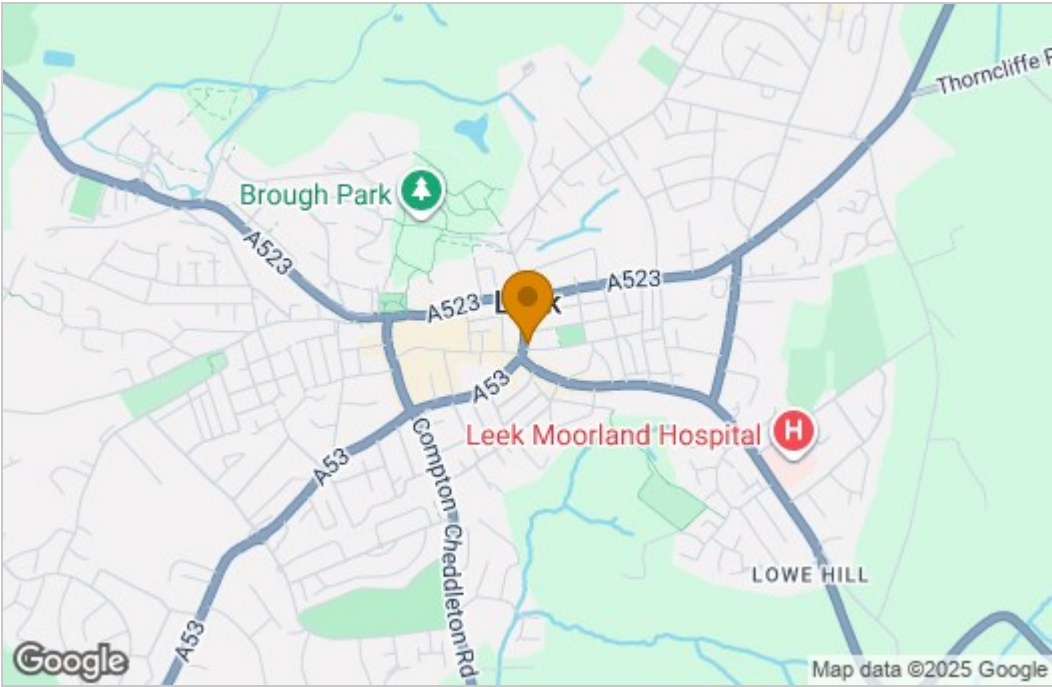
TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

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.

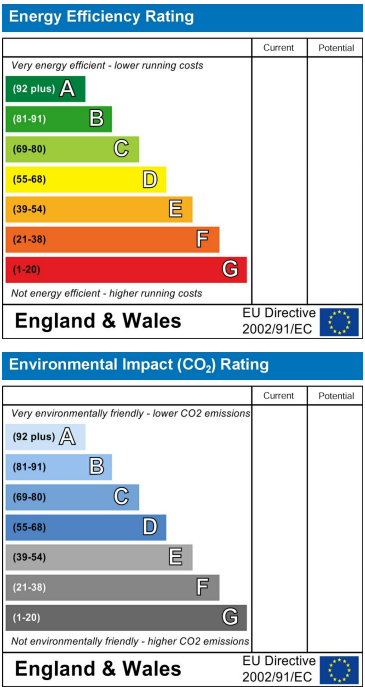
Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.