

TO LET



Clayworks, Hanley

2 Bedrooms, 2 Bathroom, Ground Floor Flat

£1,100 pcm



Clayworks, Hanley

Ground Floor Flat,
2 bedroom, 2 bathroom

£1,100 pcm

Date available: Available Now

Deposit: £1,269

Furnished

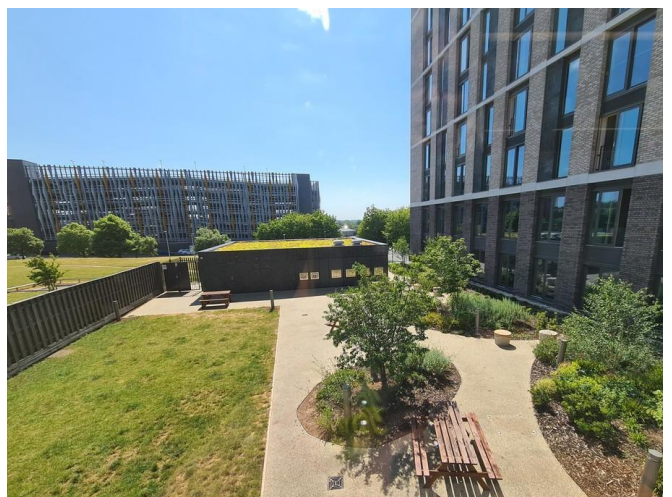
Council Tax band: B

- Ground floor furnished flat
- Open plan lounge and kitchen
- 2 Double bedrooms
- En suite shower room
- Bathroom
- Private gardens and sun terrace
- Council tax band B

STUNNING GROUND FLOOR FLAT. Martin and co offer for rent this stunning furnished 2 bedroom flat located in Hanley within walking distance from the town centre. The flat is within the highly sought after Clayworks development which offers a daytime residential manager, private gardens, sun terrace and multi function room. The flat itself comprises an open plan lounge and kitchen which overlooks the garden area, 2 double bedrooms, en suite shower room the the master bedroom and a family bathroom.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.