



# LITTLE MANSIONS LTD

Specialising in Lettings & Property Management



## 21 Friars Road Room 5 Stafford Staffordshire ST17 4AA

£395.00 + £75.00 FOR ALL BILLS

- Town Centre Location
- First Floor En-Suite Room
- Houseshare
- Single Occupancy Only
- Communal Kitchen
- Pets Not Considered
- No Garden
- EPC Rating: D
- All Bills Charged at £75.00pcm
- Available 20th April 2024



**EN-SUITE ROOM FOR LET - TOWN CENTRE LOCATION** - Well presented en-suite room available in house share of 5 in total. Shared use of the communal kitchen which also benefits from a regular cleaner. The communal kitchen also comes with an oven, washing machine, fridge, and storage for personal items. The cost of gas, electricity, council tax, water and broadband is charged at £75pcm on top of the base rent. For single occupancy only.

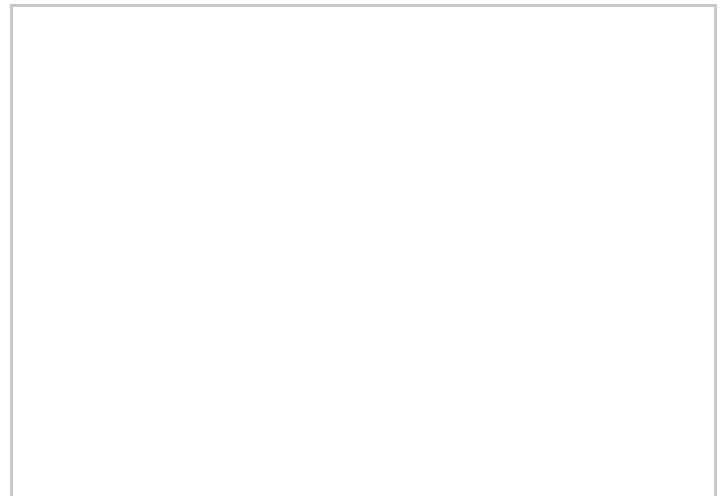
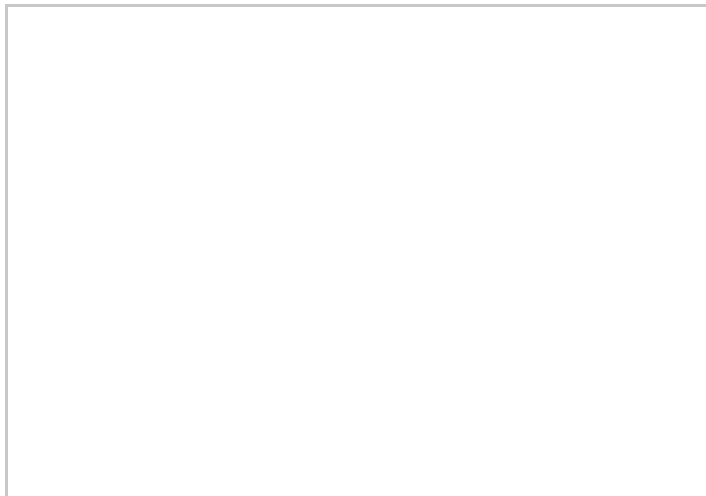
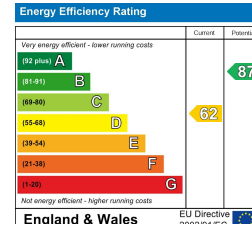
Disclaimer: Every effort has been made to ensure the description, details and photos are an accurate reflection of the let however there may be slight variances.



## 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.