



LITTLE MANSIONS LTD

Specialising in Lettings & Property Management



11 Manor Court Manor Rise Stone ST15 0HS

£825 PCM

- Two Bedroom duplex apartment
- Sitting room
- Dining area
- Modern Kitchen
- Balcony and roof terrace
- Shower room
- Communal garden
- EPC Band C
- Allocated Parking
- Close to centre

This beautifully presented MODERN DUPLEX APARTMENT with parking available within walking distance of Stone Town Centre is coming available from July. With Pirehill First School close by, Manor Hill First School and Walton Priory Middle School all within easy access and the A34 for commuting to Stoke, Stafford and Uttoxeter. This is a fabulous apartment for a couple wanting modern convenient accommodation.

The property comprises of entrance hallway with stairs leading up to the first floor with Two good sized bedrooms and a shower room. There is also access out onto a roof-top terrace. Downstairs is a lounge diner, fully fitted contemporary kitchen which includes an integrated dishwasher, microwave, cooker, hob and cooker hood, there is also a freestanding washing machine* and fridge freezer*. Outside the dining area is a balcony which is a lovely space for enjoying a glass of wine on an evening in the fresh air. The property also benefits from gas central heating and double glazing throughout. Ground floor there are communal gardens which the tenant is welcome to enjoy - these are maintained by the management company. There is parking at the rear [please note there is ongoing plans to extend the parking when the garages are removed]. This property is unfortunately not suited to pets but it does allow for a option on the deposit with both 5 weeks cash deposit of £951 or opt for the alternative option saving you £761 on up front costs.

Disclaimer: Every effort has been made to ensure the description, details and photos are an accurate reflection of the

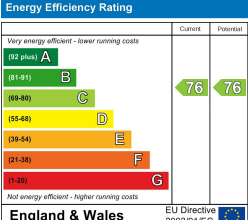
To book a viewing visit www.little-mansions.com or call 01829 511111 or visit our website to submit your details



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.

8 Eastgate Street Stafford, Staffordshire, ST16 2NQ
Tel: 01785227881 Email: stafford@little-mansions.co.uk www.little-mansions.co.uk