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Estate Agents

Letting and Management Specialists



Flat 3 Minshall Court Minshall Street, Fenton, Stoke-On-Trent, ST4 4JB

PCM

£550 PCM

- Ground Floor Flat
- Electric Heating
- Fully Fitted Kitchen
- One Bedroom
- Upvc Double Glazing
- Unfurnished

Minshall Court is a purpose built block of flats in the popular Mount Pleasant area of Fenton and is well placed for access to the A500/A50. This ground floor flat has compact accommodation, new fitted carpets, fresh decoration and a well equipped fitted kitchen. Heating is by means of electric storage radiators. There is car parking to the rear and the flat really does have to be seen to be appreciated to the full.

Contact us today for your application form:
lettings@austerberry.co.uk / 01782 594595



COMMUNAL HALL

Fitted carpet. Meter cupboard.

ENTRANCE HALL

Fitted carpet. Airing cupboard with hot water cylinder.

SHOWER ROOM/WC

7'0" x 5'11" (2.13 x 1.80)

White suite including low level wc, pedestal was basin and walk in shower.

BEDROOM

11'0" x 9'11" (3.35 x 3.02)

New Fitted carpet. Electric storage radiator. Upvc double glazed window.

Range of built in wardrobes.

LOUNGE

14'1" x 10'0" (4.29 x 3.05)

New Fitted carpet. Electric storage radiator. Upvc double glazed window.

Feature surround with glow effect electric fire.

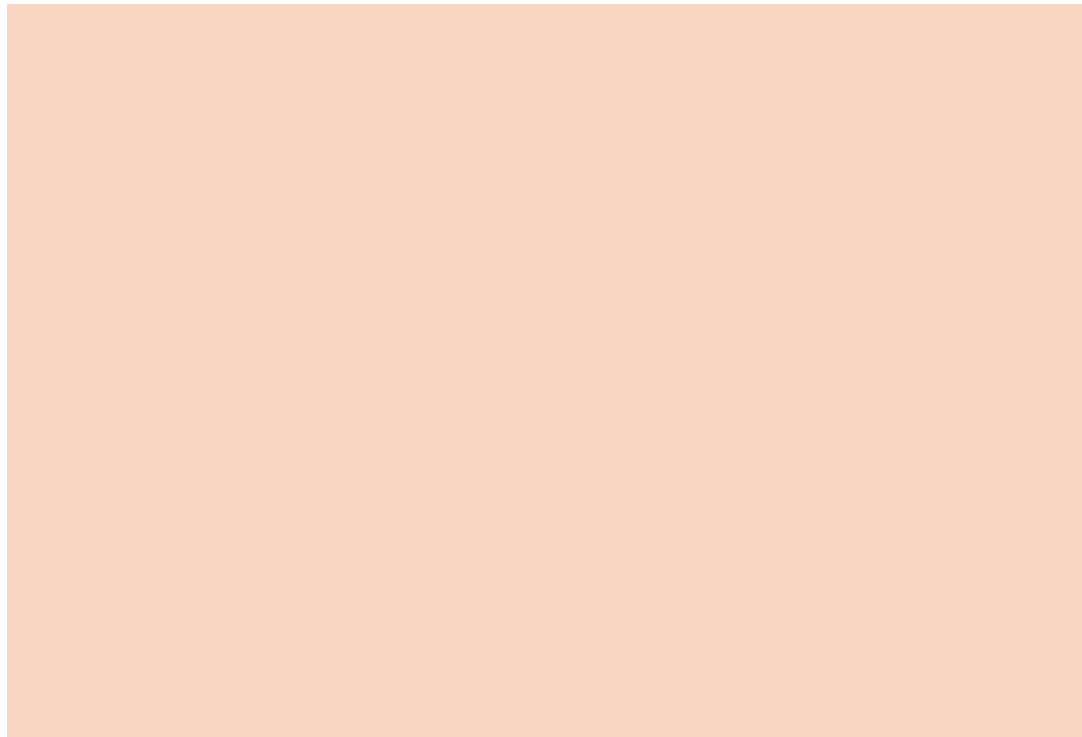
KITCHEN

Upvc double glazed window. Fully fitted with a range of unite in white lined with grey. Electric hob and under oven.

OUTSIDE

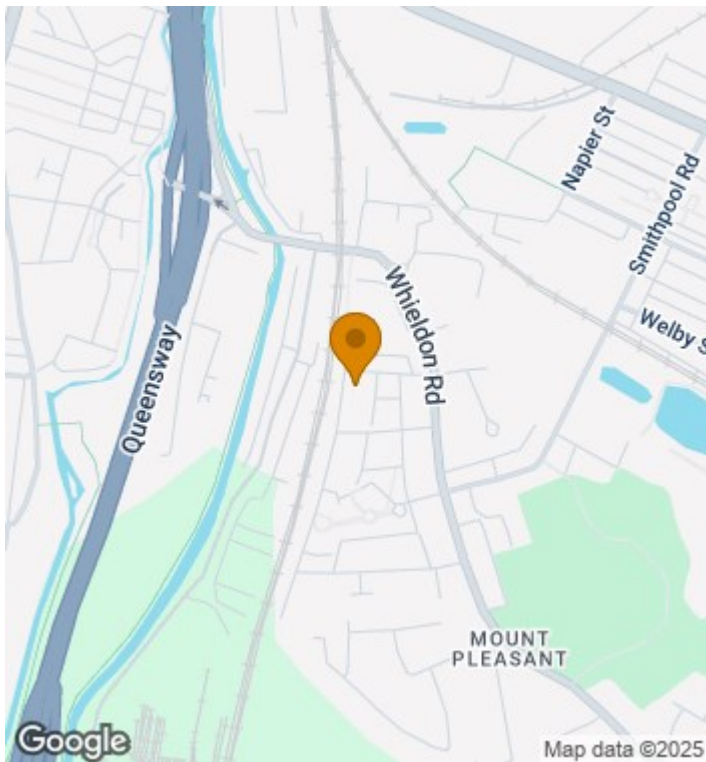
Car parking space at the rear and visitor parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



Total area: approx. 36.3 sq. metres (390.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using The Mobile Agent.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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