Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



60 Navigation Loop, Stone, ST15 8YU

£695 PCM

- Available To Let Now!
- Two Bedrooms
- Lounge And Dining Room
- Secure Entry Phone System
- A Second Floor Apartment
- Fresh White Decoration
- Modern White Bathroom Suite
- Residents Parking

A Spacious Two-Bedroom Second Floor Flat with Residents' Parking – Available Immediately!

An excellent opportunity to rent this well-presented two-bedroom second floor flat, offering spacious accommodation at a competitive price! Situated within Aston Court, Stone, a popular residential development, this purpose-built flat benefits from residents' parking and a secure entry phone system.

The accommodation is bright and welcoming throughout, featuring fresh white décor and modern grey fitted carpets. There are two well-proportioned bedrooms, a generous lounge with ample space for dining, and a fitted kitchen complete with an integrated oven and hob. The bathroom offers a modern white suite with a shower over the bath.

Further benefits include the convenience of residents' parking and secure communal access, making this an appealing choice for those seeking comfortable, low-maintenance living.

Ideal for an individual or couple and available immediately! Contact Austerberry today to request your application form and take the first step towards making this lovely flat your new home!





ENTRANCE HALL
Grey fitted carpet and floor mat. Electric storage heater. Entry phone system. Cupboard containing the pressurised hot water tank.

BEDROOM TWO
11'1 x 7'7 (3.38m x 2.31m)
Grey fitted carpet. UPVC double glazed window. Electric radiator.

BEDROOM ONE
14'10 x 8'7 (4.52m x 2.62m)
Grey fitted carpet. Electric storage heater. UPVC double glazed window. Fitted wardrobe with shelves and hanging rails.

BATHROOM
6'6 x 6'1 (1.98m x 1.85m)
White suite consisting of a bath with shower over, wash basin and wc with integrated cistern. Electric wall heater. PVC panelled walls. Grey vinyl flooring.

LIVING/DINING ROOM
18'00 x 8'11 (5.49m x 2.72m)
Grey fitted carpet. Electric storage heater. Two UPVC double glazed windows.

KITCHEN
7'11 x 6'1 (2.41m x 1.85m)
Range of green wall cupboards and base units with an integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer. UPVC double glazed window. Grey vinyl flooring. Spotlights. Tiled splashback.








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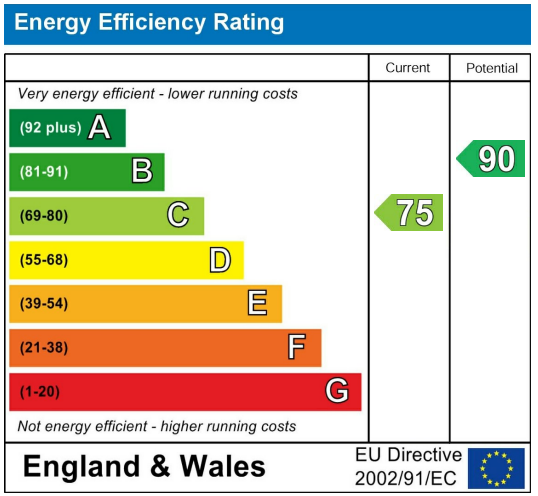
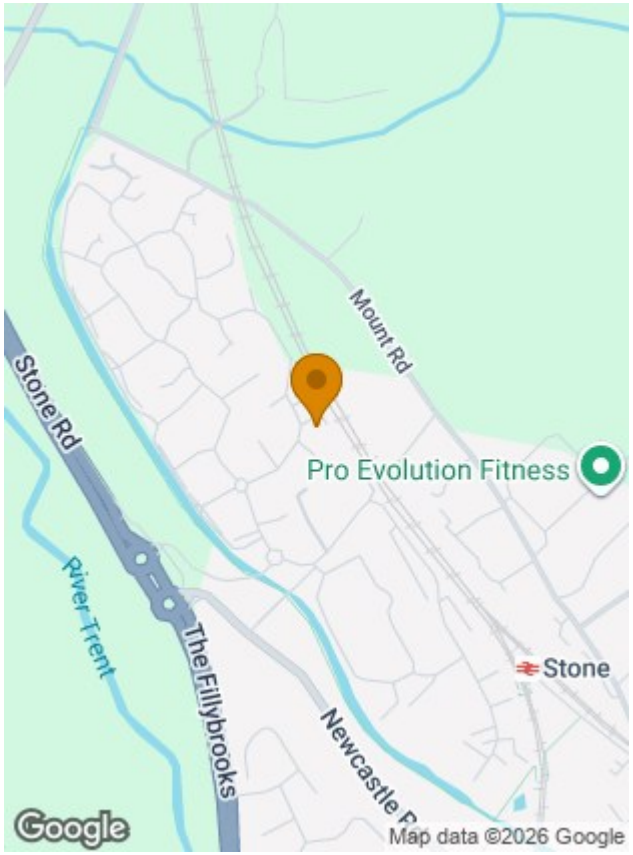

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
90
England & Wales
EU Directive 2002/91/EC


Mount Rd
Stone Rd
Pro Evolution Fitness
River Trent
The Fillybrooks
Stone
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Map data ©2026 Google

CONDITIONS OF LET
* Smoking: No Smoking is permitted in the Property
* Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
* Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at theLandlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:
* One month's rent due on move in
* Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
* Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:
* Payment of £50 if you want to change the tenancy agreement
* Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
* Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
* Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
* Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION
Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY
For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

MATERIAL INFORMATION

Rent - £695pcm

Deposit - £801

Holding Deposit - £160

Council Tax Band - B

PLEASE NOTE
* These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
* 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.