

## 15 Hartley Court, Cliffe Street, Stoke-on-trent, Staffordshire,



To Let Exclusive at £695 PCM

**Bob Gutteridge Estate Agents** are pleased to offer to the rental market this desirable ground floor apartment situated on this popular Hartley Court development in Cliffe Vale. This property provides good road links to both the A34 & A500 as well as providing ease of access to Festival Park. As you would expect this ground floor apartment offers Upvc double glazing along with electric heating and in brief the accommodation comprises of entrance hall, utility cupboard, open plan lounge / kitchen / diner, two bedrooms and a bathroom. Externally the property is set on maintained grounds with allocated off road parking for a vehicle. **Viewing Advised !**

### **ENTRANCE HALL**

With part panelled door with inset peep-hole, battery and mains smoke alarm, three lamp light fitting, vinyl cushion flooring, electric wall mounted heater, intercom, two power points and double doors reveal;



### **UTILITY/AIRING CUPBOARD**

With plumbing for automatic washing machine, electricity consumer unit, ample drying and storage space, vinyl cushion flooring, hot water cylinder and two power points.



**LOUNGE/KITCHEN/DINER 6.05 maximum x 5.11 (19'10" maximum x 16'9")**

(reducing in lounge area to 12'5), with Upvc double glazed sliding patio door to side, Upvc double glazed window to front, four lamp spotlight fitting, two pendant light fittings, vinyl cushion flooring, base and wall mounted oak effect storage cupboards providing ample cupboard and drawer space, round edge work surface in granite effect with built-in four ring electric hob unit, Indesit oven beneath and extractor hood above, stainless steel effect splashback, ceramic splashback tiling, built-in stainless steel sink unit with mixer tap above, Indesit fridge/freezer, electric wall heater, BT telephone point subject to usual transfer regulations, thirteen power points, t.v. aerial point and built-in modern storage/t.v. storage providing ample shelving and storage space.



**BEDROOM ONE 3.66 x 2.97 (12'0" x 9'9")**

With Upvc double glazed window to front, pendant light fitting, Creda wall mounted heater, BT telephone extension, t.v. aerial point and four power points.



**BEDROOM TWO 3.02 x 2.69 (9'11" x 8'10")**

With Upvc double glazed window to front, pendant light fitting, four power points, Creda electric heater and vinyl cushion flooring.



**BATHROOM 2.24 x 1.75 (7'4" x 5'9")**

With enclosed globe light fitting, extractor fan, white suite comprising low level dual flush WC, pedestal sink unit and panelled bath unit, ceramic splashback tiling, thermostatic shower and glazed shower screen, vinyl cushion flooring, modern electric towel rail and vanity cupboard providing storage space.



## EXTERNALLY



## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

## DIRECTIONS

From Porthill office proceed along Wolstanton High Street to May Bank traffic lights, turning left to Basford Park Road, proceed to the traffic lights at Basford, turning right onto Basford Bank and turn left to Victoria Street. Continue to the traffic lights and turn left to Shelton New Road, continue for three quarters of a mile or so, where the development is located on the right hand side and 15 Hartley Court is located on the first block on the left hand side.

## TERMS

The property is offered to let for a minimum term of six months at £695.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £801.92 be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £160.38 which, subject to successful referencing, will form part of the deposit. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

## COUNCIL TAX

Council tax band B payable to Stoke-On-Trent city council



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

