



12 York Close, Rugeley, WS15 1GL

£695 PCM

To let in Rugeley, this one bedroom first floor maisonette enjoys allocated driveway parking and open plan lounge, kitchen living. With a multi fuel stove, modern kitchen and bathroom, fitted wardrobes, and excellent built in storage, it's ideal for low maintenance living in a quiet cul de sac.

Pets considered, dogs generally not suitable due to there being no garden space. Please ask.

EPC rating: C, Council Tax Band: A, Deposit: £800.00, which includes a holding deposit of £160.00 which will go towards the successful applicants first months rent.



Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk

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Summary Description

Situated in a quiet cul de sac setting within a popular residential development in Rugeley, Staffordshire, this one bedroom first floor maisonette is available to let and offers low maintenance living with the added benefit of allocated driveway parking. Accessed via a private entrance hall with tiled flooring, the accommodation rises to the first floor where the layout is designed for straightforward day to day living, ideal for a professional tenant or couple looking for a practical home in a convenient location.

Inside, a carpeted lounge and dining area enjoys a rear aspect double glazed window, an internet access point, and a characterful multi fuel stove, perfect for cosy evenings. The open plan kitchen area is fitted with modern wall and base units, stone effect worktops, and tiled splashbacks, with an integrated electric oven, electric hob and extractor, plus under counter space and plumbing for appliances. The double bedroom benefits from fitted wardrobes and an electric panel heater. Completing the interior is a modern bathroom with a P shaped bath and electric shower over, inset ceiling lights, a chrome heated towel rail, and an obscure glazed window for privacy. Useful storage is provided via a walk in cupboard, an airing cupboard housing the hot water cylinder, and access to the roof space.

Rugeley offers a strong range of everyday amenities including supermarkets, cafes, and leisure facilities, alongside local primary and secondary schooling. The town is well placed for commuters, with Rugeley Trent Valley and Rugeley Town stations providing rail links, and excellent road access via the A51, A5 and the nearby M6 Toll. Cannock Chase is also close by for walking, cycling, and outdoor pursuits.

Entrance Hall

7'6" x 11'9" (2.29 x 3.60)

Having ceramic tiled flooring, front aspect part decorative obscure glazed main entrance door, radiator.

Stairs/Landing

Carpeted, wooden spindle staircase, walk in storage cupboard, over stairs airing cupboard with hot water cylinder, access to roof space.

Lounge/Diner

8'7" x 14'9" (2.64 x 4.50)



Carpeted, rear aspect upvc double glazed window, night storage radiator, internet access point, multi fuel stove.

Kitchen Area

7'4" x 9'8" (2.24 x 2.96)



Having wood effect flooring, rear aspect upvc double glazed window, fitted wall and floor units with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and mixer tap, integrated electric oven with electric hob and extractor hood over, under counter space and plumbing for appliances.

Bedroom

8'7" x 11'4" (2.64 x 3.47)



Carpeted, front aspect upvc double glazed window, fitted wardrobes, electric panel heater.

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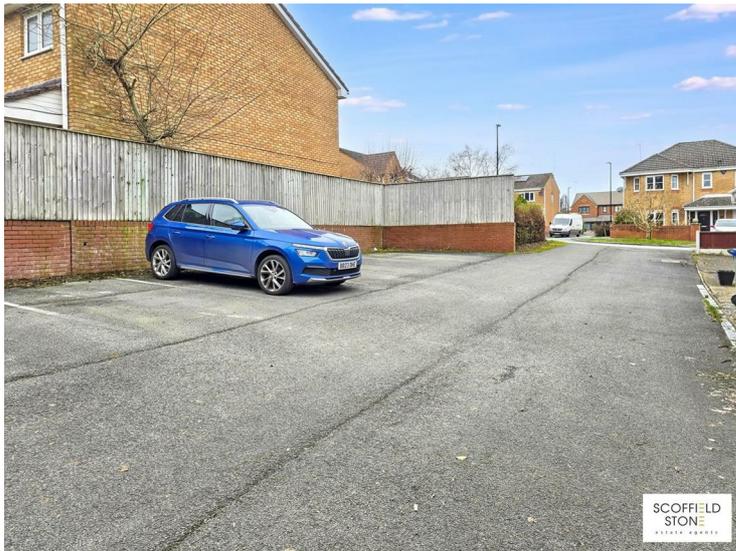
Bathroom

7'3" x 6'0" (2.23 x 1.85)



Having ceramic tile effect flooring, front aspect obscure upvc double glazed window, inset lights to ceiling, P bath with electric shower over, pedestal wash hand basin with chrome hot and cold taps, low flush wc, chrome heated towel rail, tiled splashbacks.

OUTSIDE



To the front you will find allocated parking for 1 vehicle with guest parking. There is a small decorative border next to the main entrance along with an outside storage cupboard.

Material Information

Verified Material Information

Monthly rent: £695

Security deposit: £800

Holding deposit: £160

Council Tax band: A

Tenure: Leasehold

Lease length: 75 years remaining (99 years from 2002)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Night storage, Double glazing, and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: Yes

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
<https://moverly.com/sale/CJr6eyyAG5SkxULU6nGRQ4/view>

Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.

Location / what3words

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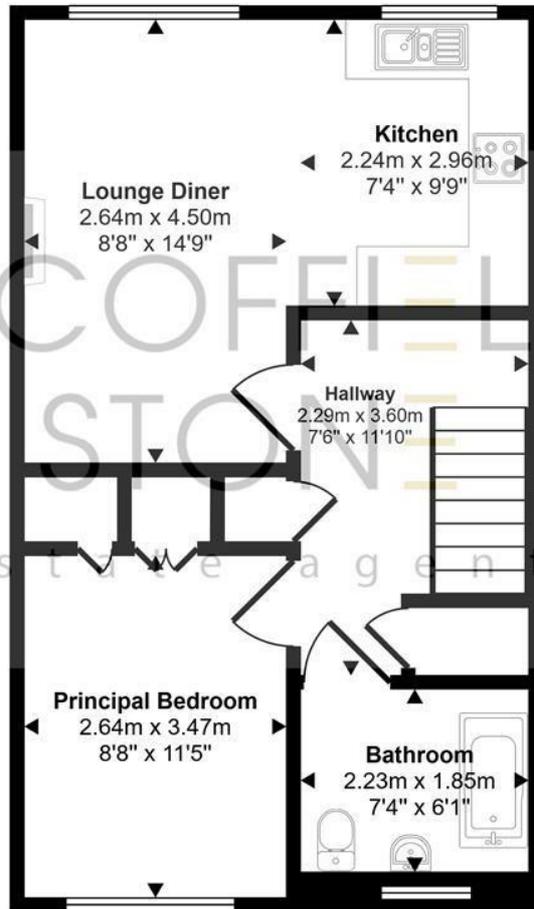
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Approx Gross Internal Area
45 sq m / 487 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		77	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



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