



29 Johnstone Avenue
Stoke-On-Trent

 **BURY &
HILTON**
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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29 Johnstone Avenue

Stoke-On-Trent
Staffordshire
ST9 0DY

- * A spacious three bedroom first floor flat situated in a highly convenient location for shops and amenities right in the heart of Werrington.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * The accommodation briefly comprises: Entrance Hall, W.c, Living Room, Kitchen, Three Bedrooms and Bathroom.
- * Allocated parking space to the rear of the property.
- * Available immediately.
- * Apply Leek office.



Per Calendar Month £795 Per Calendar Month



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Radiator. Storage cupboard. Loft access.

Living Room 14'10 x 11'8 (4.52m x 3.56m)

Radiator.

Kitchen 11'7 x 4'11 (3.53m x 1.50m)

Wall and base units. Stainless steel sink unit with drainer. Storage cupboard.

Bedroom 11'7 x 10'11 (3.53m x 3.33m)

Radiator.

Bedroom 12'4 x 7'7 (3.76m x 2.31m)

Radiator.

Bedroom 11'9 x 6' (3.58m x 1.83m)

Radiator.

Bathroom

Bath. Wash basin.

W.c

W.c.

Outside

Allocated parking space to the rear of the property.

Application

Applications for the tenancy of this property must be in writing to Bury & Hilton and on the prescribes 'Application for Tenancy form'.

Council Tax

Council Tax

The tenant is responsible for payment of the Council Tax. Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

References

References through HomeLet will be applied for by The Agent.

Viewing

Strictly by appointment only through the letting agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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