

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Tudor Court Sunny Bank, Middleport, Stoke-On-Trent, ST6
3NW

PCM

£695 PCM

- Available To Let Now!
- Two Bedrooms
- Fully Fitted Kitchen
- Residents Parking
- A Ground Floor Apartment
- Open Plan Living Area
- Shower Room
- Scenic Canal View

A ground floor flat with a canal view!

This two bed apartment is available for occupation immediately and is located in the quiet development at Sunny Bank adjacent to the canal.

Offering a delightful open plan living area with sliding patio doors onto a balcony overlooking the canal. There is a fitted kitchen with integrated oven and hob along with breakfast bar and you will also find two bedrooms and a shower room with a tiled shower cubicle. Residents parking is also available too.

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



ENTRANCE HALL

Fitted carpet. Radiator. Entry phone system.

OPEN PLAN LIVING AREA

14'9 x 9'9 (4.50m x 2.97m)

Fitted carpet. Radiator. UPVC sliding balcony door.

BALCONY

Glass balustrade. Artificial grass. Overlooks the canal.

KITCHEN

9'1 x 7' (2.77m x 2.13m)

Range of wall cupboards and base units with a breakfast bar and integrated gas hob and electric oven. Space for fridge freezer. Plumbing for washing machine. UPVC double glazed window. Vinyl flooring. Gas combi boiler. Useful storage cupboard.

BEDROOM ONE

12'4 x 8'8 (3.76m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

6'9 x 6'9 (2.06m x 2.06m)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM

5'4 x 4'2 (1.63m x 1.27m)

White suite with tiled shower cubicle, wc and pedestal wash basin. Vinyl flooring. Radiator.

OUTSIDE

Residents parking.





Austerberry
The Best Move You'll Make

MATERIAL INFORMATION

Rent - £695pcm

Deposit - £801

Holding Deposit - £160

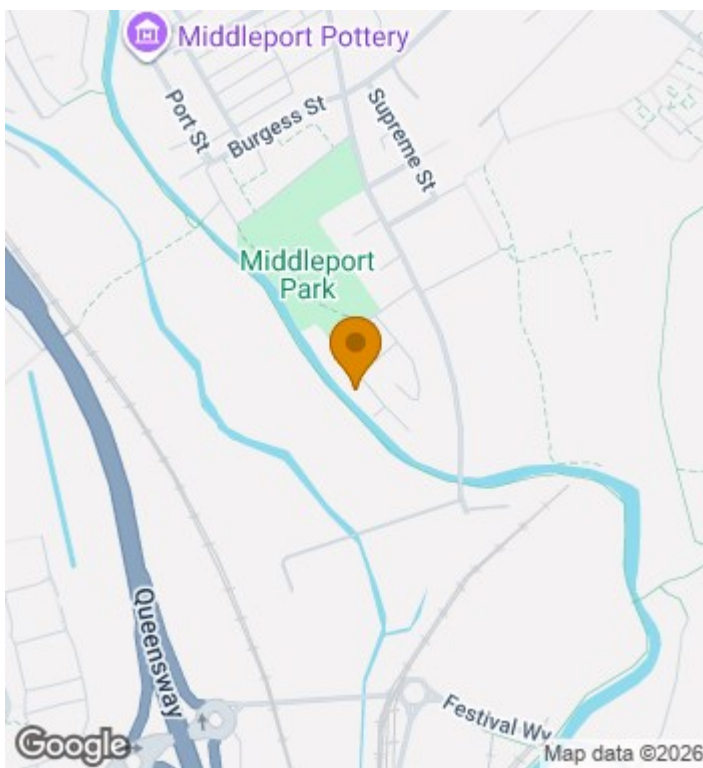
Council Tax Band - A

Minimum Rental Term – 6 months



Austerberry
The Best Move You'll Make

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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.

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

Austerberry[™]
the best move you'll make