



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**8 Ashbourne Road, Leek, ST13 5AS**

**£550 Per Calendar Month**

A well presented one bed roomed flat, within walking distance of the town centre and many local amenities. Consisting of a spacious kitchen, one good sized bedroom, spacious living room and bathroom. Benefitting from neutral decor and uPVC double glazing throughout. Access to a shared rear yard.

Viewing highly recommended.



### Situation

The property is located within close proximity to the town centre and is within walking distance of many local amenities such as schools, shops, public houses and transport links.

### Directions

From Leek, take the A523 Ashbourne Road and the flat will be found after a short distance on the right hand side.

### Accommodation Comprises

Front entrance door giving access to the entrance porch with meter cupboard water stop tap, stairs with fitted carpet leading to the accommodation.

### Kitchen 9'0" x 10'6" (2.735 x 3.191)

The kitchen has been recently renovated and offers a range of base cupboards and drawers with work tops over, inset stainless steel sink with drainer unit and mixer tap, meter box, plumbing for automatic washing machine and space for a cooker, wall mounted combination boiler, three uPVC double glazed windows, double radiator, strip lighting, 7 electrical points, CO alarm and heat detector and vinyl flooring.

### Bathroom



The bathroom provides a uPVC double glazed window to rear aspect, airing cupboard, radiator and towel rail. The suite consists of a bath with shower fitment over, low level lavatory and pedestal wash hand basin.



### Bedroom 9'6" x 8'0" (2.908 x 2.434)



A good sized bedroom which has a uPVC double glazed window to front aspect, fitted carpet, radiator, ceiling light point and 4 electrical points.



### Living Room 10'11" x 10'2" (3.331 x 3.103)



A spacious living room with a uPVC double glazed window to front aspect, fitted carpet, double radiator, ceiling light point, BT phone point, aerial point and 6 electrical points.

#### Outside

Access to a shared yard area at the rear.

#### Services



All mains services are connected. There is also access to USB ports in every room of the property.

#### Viewings

By prior arrangement through Graham Watkins & Co

#### Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the

property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

#### Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

#### Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

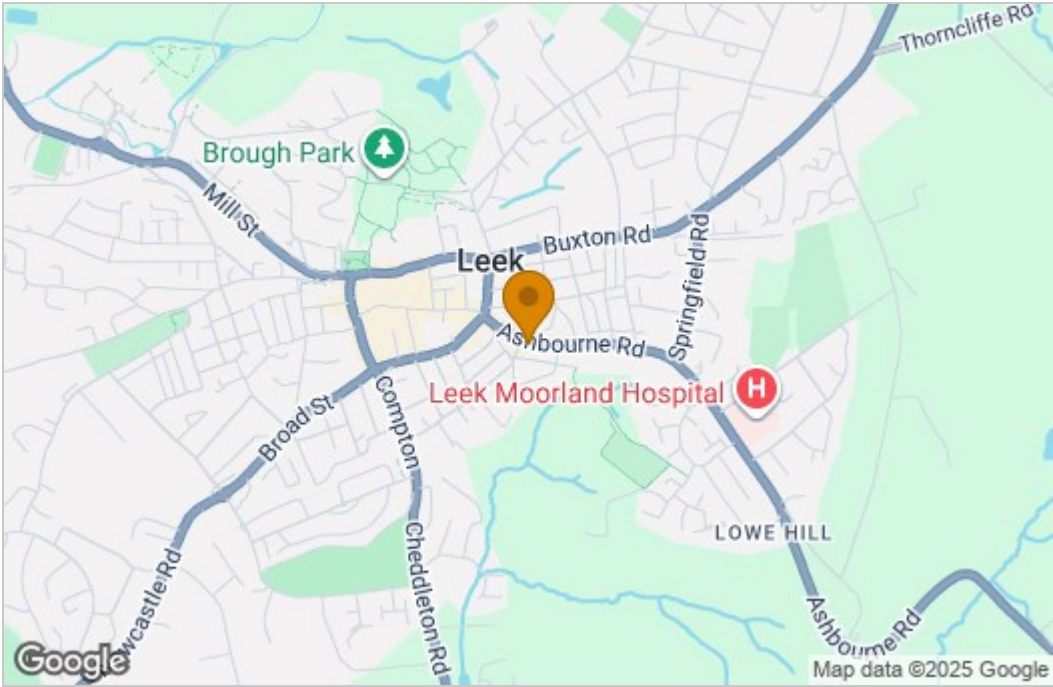
#### Measurements

All measurements given are approximate and are 'maximum' measurements.

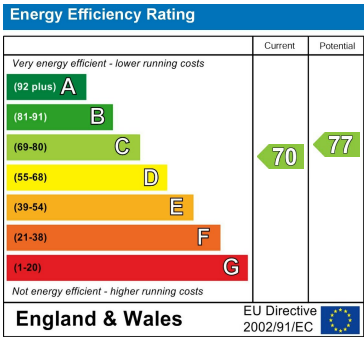
#### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Area Map



Energy Efficiency Graph



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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.