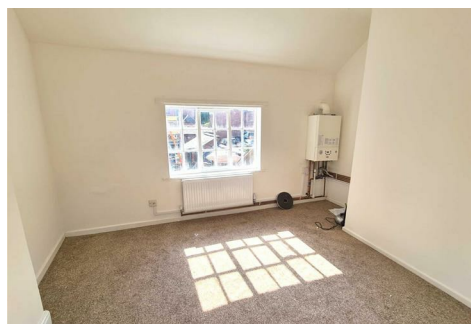




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



58C St Edward Street, Leek, ST13 5DJ

£525 Per Calendar Month

A good sized two bedroom flat located on the edge of Leek's town centre. Benefitting from newly fitted carpet and kitchen. Having a spacious living and dining area with original exposed ceiling beam. The flat is within walking distance to many local amenities such as shops, public transport, public houses and many transport links. The living room boasts three good sized windows which provide views towards the town centre.



Directions

From our Leek office on Derby Street, continue along Heywood Street and at the traffic lights turn right onto St Edward Street where the property can be found on the left hand side.

Accommodation Comprises

The flat is approached via a communal entrance which then leads to the second floor flat.

Living / Dining Room 22'9" x 14'4" (6.93 x 4.36)

Windows to the front aspect that provide views towards town, two double radiators, exposed original ceiling beam, smoke detector and electric fire set in a wooden fireplace.

Kitchen 10'0" x 6'8" (3.05 x 2.04)

Range of base cupboards and drawers, work surfaces, Upvc double glazed window to the rear aspect, extractor fan, built in Lamona oven with electric hob above, stainless steel sink and drainer unit with mixer tap, matching wall mounted cupboards and wood effect flooring.

Inner Hall

Upvc double glazed window to the rear aspect and access to the bathroom.

Bathroom 8'8" x 7'8" (2.64 x 2.33)

Having vinyl flooring, airing cupboard housing shelving, three Upvc double glazed frosted windows to the rear aspect, extractor fan, wall mounted heater and radiator. The suite consists of a pedestal wash hand basin, low level wc, panelled bath with shower fitment over.

Bedroom One 13'10" x 9'9" (4.22 x 2.98)

Window to the front aspect and radiator.

Bedroom Two 12'4" x 10'11" (3.77 x 3.34)

Window to the rear aspect, radiator, newly wall mounted Alpha boiler.

Services

We believe all mains services are connected.

Viewings

By prior arrangement through Graham Watkins & Co.

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.

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

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). 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.

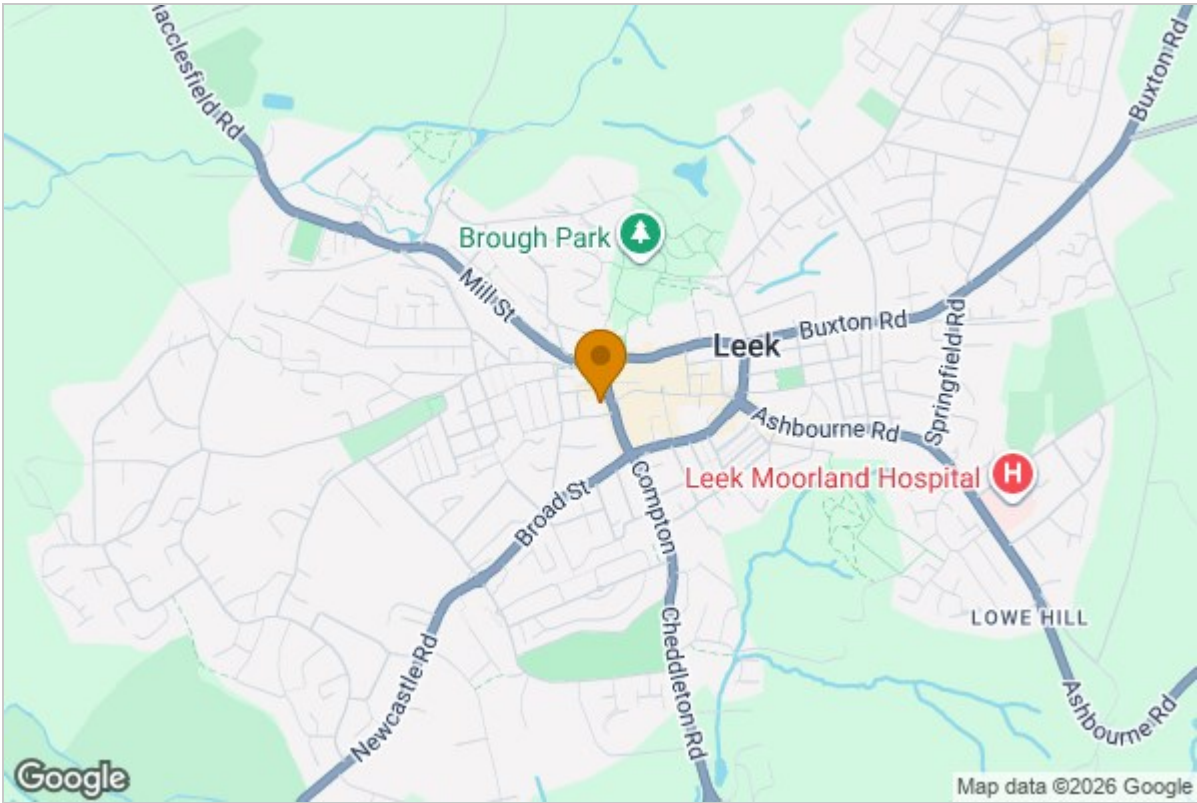
Local Authority

The local authority is Staffordshire Moorlands District Council

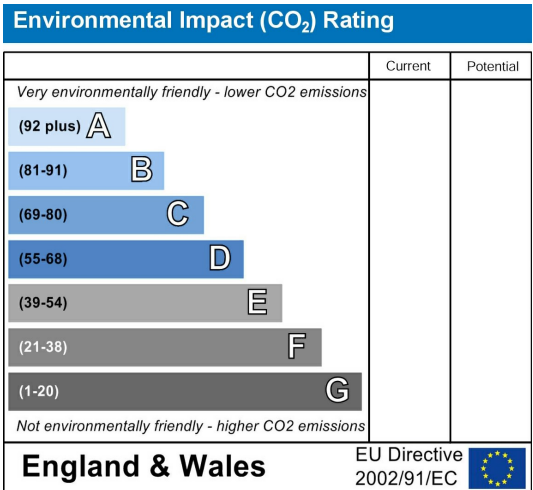
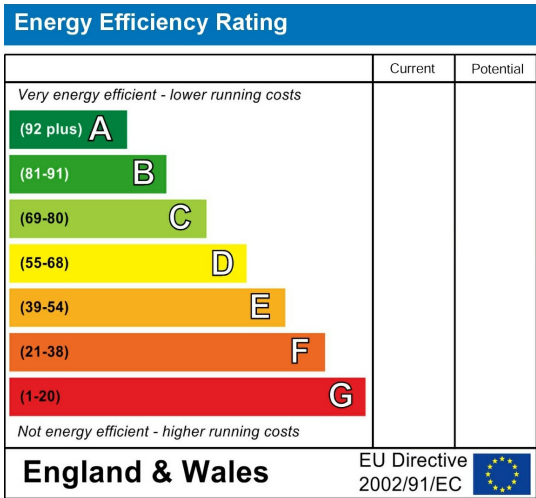
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Area Map



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.