



62/64 Derby Street
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Apartment 1, 62/64 Derby Street

Leek

Staffordshire, ST13 5AJ



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acre(s)

Bury and Hilton are delighted to offer to let this light and spacious one bedroomed first floor apartment which is conveniently located in a town central position and on the doorstep to all amenities.

£650 PCM



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

Communal Entrance Hallway

With stairs up leading to the first floor.

Private Entrance Hallway

With electric radiator. Door intercom system. Storage cupboard,

Bathroom

10' x 5'5"

With three piece suite comprising: Wc, wash hand basin and bath with wall mounted shower over. Cupboard housing the hot water tank. Tiled walls. Extractor fan. Towel rail.

Bedroom

18'5" x 13'7" max

With double glazed sash window to rear. Electric radiator.

Open plan Lounge/Kitchen/Diner

Lounge

18'7" x 13'

With double glazed timber box bay window to front. Electric radiator.

Open plan Kitchen Diner

16'10" x 13'

Fitted with a matching range of wall and base units with drawers and work surface over incorporating one and a half bowl sink with drainer. Integrated appliances including fridge and washing machine. Electric hob and oven with extractor hood over. With double glazed timber box bay window to front. Space for dining table. Tiled splash backs.

Application

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



Council Tax

Council Tax Band 'A'

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.

Reference

References through HomeLet will be applied for by Bury & Hilton

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.

Viewing

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	EU Directive 2002/91/EC	

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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