



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



10 Ashbourne Road, Leek, ST13 5AS

£575 Per Calendar Month

A one bedroomed flat refurbished to a good standard with recently fitted carpets and modern fittings throughout. Located within easy walking distance of Leek's market town centre as well as close to the bus station or other commuting routes. Briefly comprising a Lounge/Kitchen, Utility/W.C. and Bedroom with en-suite Shower Room.



Situation

Located just outside the centre of Leek's market town centre this property is in prime position to enable walking to the town; use of local amenities such as public houses, clubs; corner shop and supermarkets; and easy access to all commuting routes.

Directions

From our Leek office, proceed along the A523 Ashbourne Road and the property will be found on your right hand side at the corner of Ashbourne Road and Moorhouse Street; identified by our "To Let" board.

Accommodation Comprises

A UPVC entrance door leading in to: -

Lounge / Kitchen 19'2" x 10'6" (5.853 x 3.213)



Lounge area = 4.167 x 3.213

Kitchen area = 1.951 x 1.523

A modern Lounge with fully fitted carpet; UPVC double glazed windows to both front and side aspects; a cupboard houses the gas and electricity meters and consumer unit; a wall cupboard houses the "Worcester" combi boiler; radiator; aerial point; ample 10 electrical points to the Lounge area and 9 further electrical points to the Kitchen area; ceiling spotlight set; smoke detector and carbon monoxide detector.

The Kitchen has vinyl flooring with UPVC double glazed window to the front aspect; the suite comprises a range of base units with "formica" work surfaces over and stainless steel splash-backs; inset stainless steel sink and drainer unit with mixer tap; space for an electric cooker with extractor fan over; space for a fridge; matching wall units; ceiling spotlight set.





Utility / Separate W.C.



With vinyl flooring; plumbing for an automatic washing machine; wall hung wash hand basin; low flush W.C.; extractor fan and ceiling light point.

Bedroom 12'3" x 10'10" (3.729 x 3.301)



With fully fitted carpet; UPVC double glazed window to the side aspect; radiator; wash hand basin set in a vanity unit with dressing table; ample 8 electrical points; aerial point; smoke detector and ceiling light point.



En-Suite Shower Room



Benefitting from a fully tiled floor with screened walls; a mains fed over-size shower; shelving and ceiling light point.

Services

We understand all mains services are connected.

Viewings

By prior arrangement through Graham Watkins & Co.

Measurments

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.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations,

easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.co.uk

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.

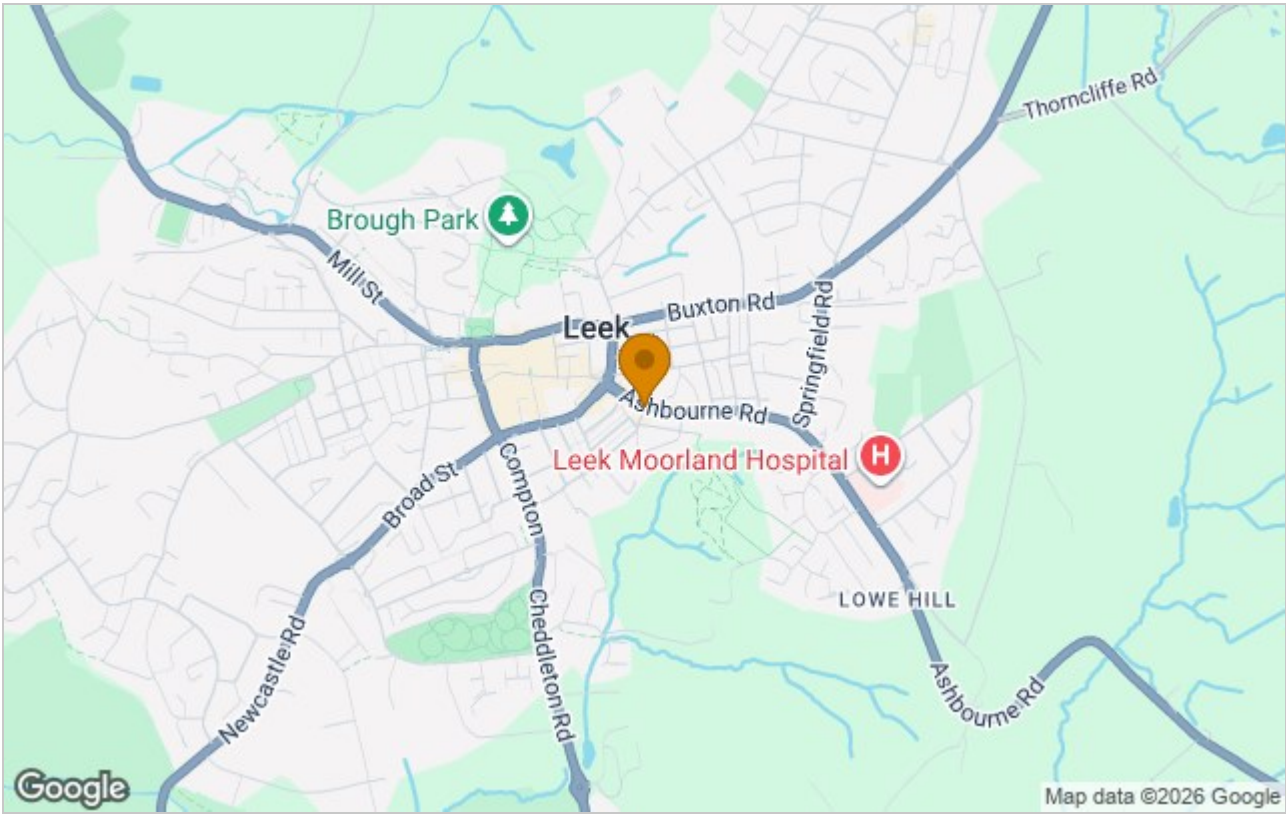
Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

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.

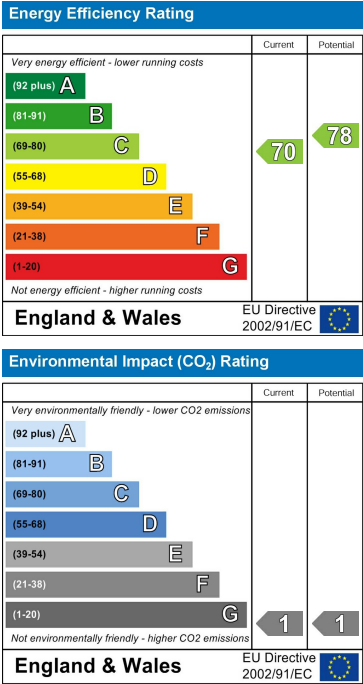
Local Authority

The local authority is Staffordshire Moorlands District Council

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.