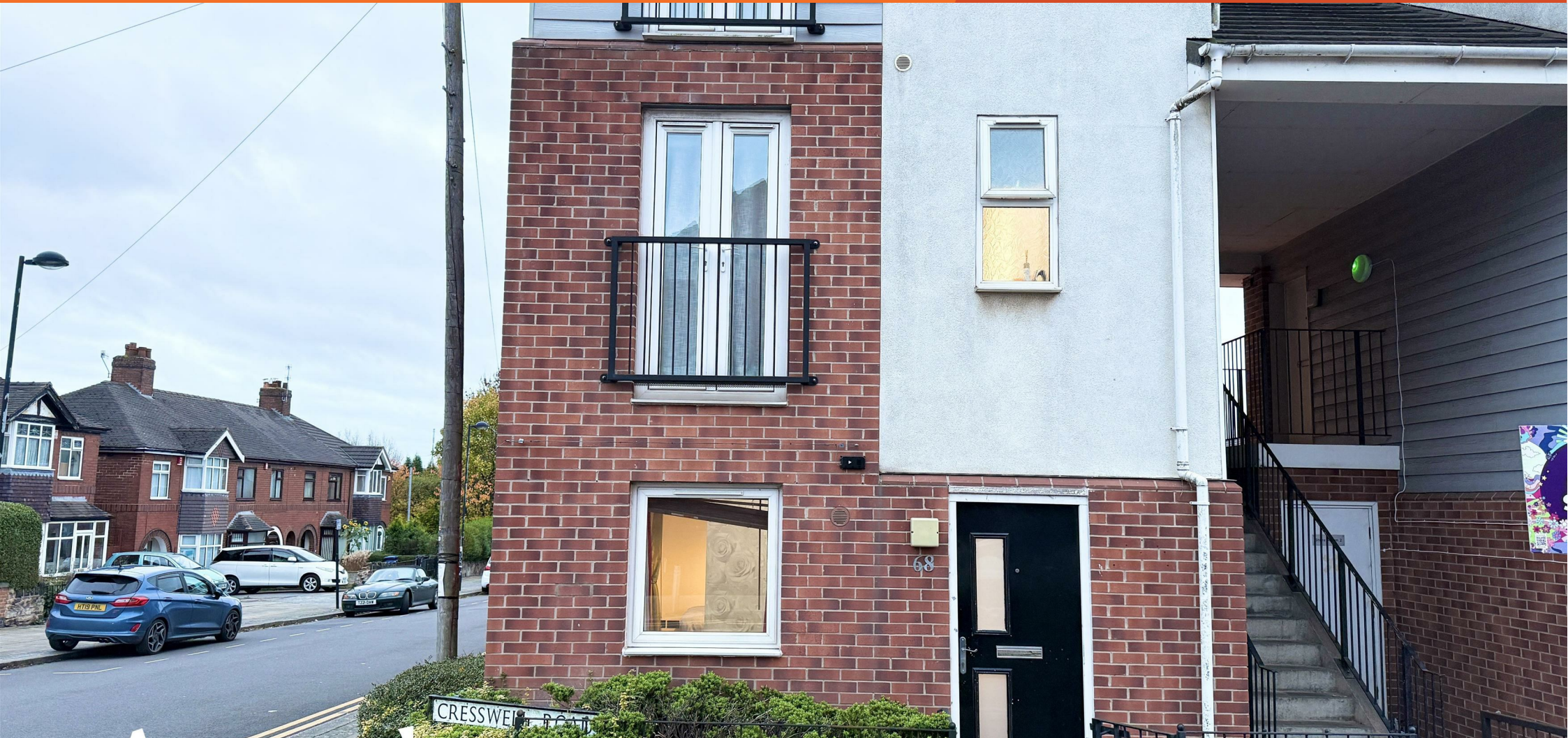


# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



68 Cresswell Road, Hanley, Stoke-On-Trent, ST1 3RT

PCM

£725 PCM



- Available To Let Now!
- One Bedroom
- Shower Room
- Allocated Parking
- Ground Floor Apartment
- Combined Kitchen And Lounge
- Utility Space
- Gas, Electric and Water Bills Included

A brilliant ground floor flat; includes gas, electric and water bills!

This excellently appointed ground floor apartment is well equipped for one or two people and is conveniently close to Hanley town centre and local amenities.

The accommodation comprises a combined lounge and kitchen area with integrated electric oven and hob and the shower room is cleverly laid out to combine with a utility space (Washing machine does not form part of the contract). There is a double bedroom with a large integral wardrobe and sliding doors and you will also find an allocated parking space to the rear of the flat.

Available immediately! 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.



## KITCHEN/LIVING ROOM

14'2 x 11'7 (4.32m x 3.53m)

Range of fitted base units with an integrated electric oven and two ring hob.  
Laminate flooring. UPVC double glazed window. Useful storage cupboard.  
Radiator. Composite double glazed front door.

## BEDROOM

8'2 x 8'0 (2.49m x 2.44m)

Laminate flooring. Radiator. UPVC double glazed window. Large wardrobe with sliding doors and hanging rail.

## BATHROOM/UTILITY

7'3 x 5'11 (2.21m x 1.80m)

White suite consisting of a wash basin, wc and walk in shower. Radiator. Tiled flooring. Small cupboard with plumbing for washing machine.

## OUTSIDE

Allocated parking for one vehicle.

Gas, electric and water bills are included!







## MATERIAL INFORMATION

Rent - £725pcm

Deposit - £835

Holding Deposit - £167

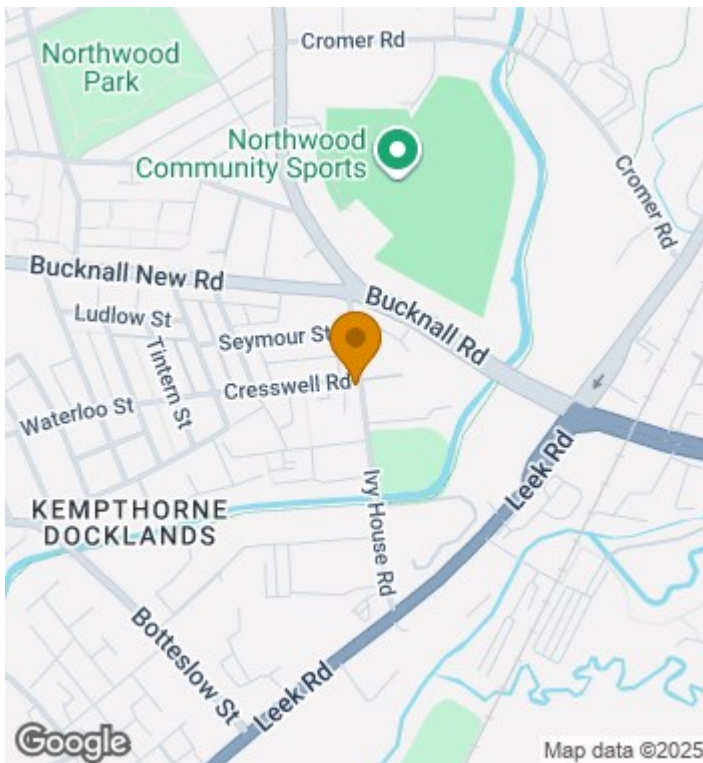
Council Tax Band - A

Minimum Rental Term – 6 months



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>TM</sup>  
the best move you'll make