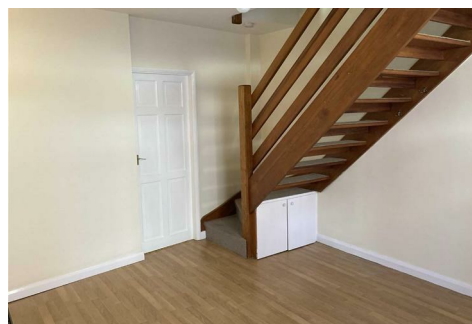




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



29 Britannia Street, Leek, ST13 5EL

£495 Per Calendar Month

A well presented two bedroom property, situated within close proximity to many local amenities and Leek town centre. Having the benefit of double glazing, central heating and private rear yard area. Briefly comprising a Lounge and Kitchen to the Ground Floor with Two Bedrooms having fitted wardrobes and Bathroom to the First Floor.



Situation

Situated on the edge of Leek town centre, this property is ideally located for many local amenities such as schools, shops and public houses. Within commuting distance to Buxton, Ashbourne, Macclesfield and Stoke - on - Trent.

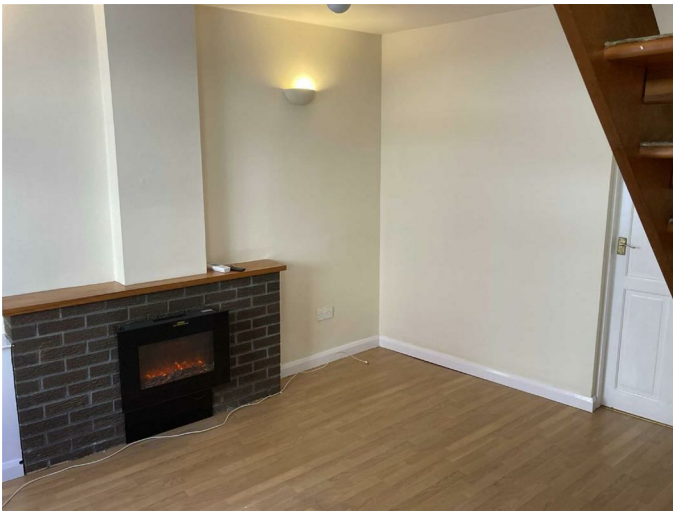
Directions

From our office on Derby Street, turn left onto Ball Haye Street and then turn left at the junction onto Stockwell Street. At the fork in the road, bare left onto West Street and take the first left before the Co-Op corner shop onto Salisbury Street. Take the first right onto Britannia Street and the property will be indicated by our To Let board.

Accommodation Comprises

A uPVC entrance door leading into: -

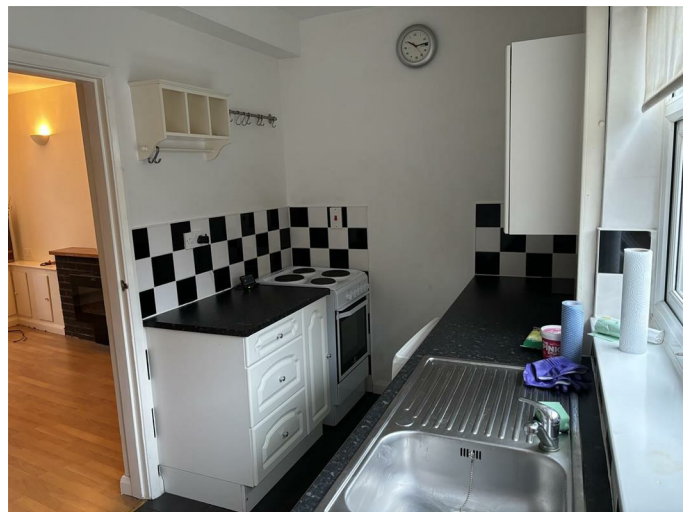
Lounge 13'2" x 11'9" (4.019 x 3.572)



Benefitting from a laminate floor with UPVC double glazed window to the front aspect, a brick feature fire surround with mounted gas fire and wooden mantelpiece, radiator. Stairs lead off to the first floor.



Kitchen 11'7" x 6'5" (3.521 x 1.958)



Having a tiled floor and uPVC double glazed window to the rear aspect, fitted modern kitchen comprising a range of base units with work surfaces over and tiled splash-backs, plumbing for an automatic washing machine, plumbing for a half size dishwasher, inset stainless steel sink and drainer unit with mixer tap, space for an electric cooker, space for a tall fridge freezer, radiator. uPVC door leads out to the rear private yard.



First Floor

Fully carpeted stairs with banister rail, smoke detector at the base, leading to: -

Landing

With fully fitted carpet, useful store cupboard, smoke detector and loft access.

Bedroom One 9'6" x 6'4" (2.898 x 1.931)



Having fully fitted carpet with UPVC double glazed window to the front aspect, fitted wardrobe with sliding mirrored door and radiator.

Bedroom Two 8'6" x 6'11" (2.593 x 2.098)

With fully fitted carpet, uPVC double glazed window to the rear aspect, fitted wardrobe with sliding mirrored door and radiator.

Bathroom



With vinyl flooring, the suite comprises a bath with mains fed shower over and tiled bathing area, wash hand basin set in a vanity unit, low level wc and radiator.

Outside

A privately enclosed rear yard with flagged patio and the benefit of an outside tap, gated space for wheelie bins.

Also having the benefit of an outhouse and access to a communal garden and outhouse with number 29 shown on it.

Services

We believe all mains services are connected.

Viewings

By prior arrangement through Graham Watkins & Co.

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.

Measurements

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

Please Note

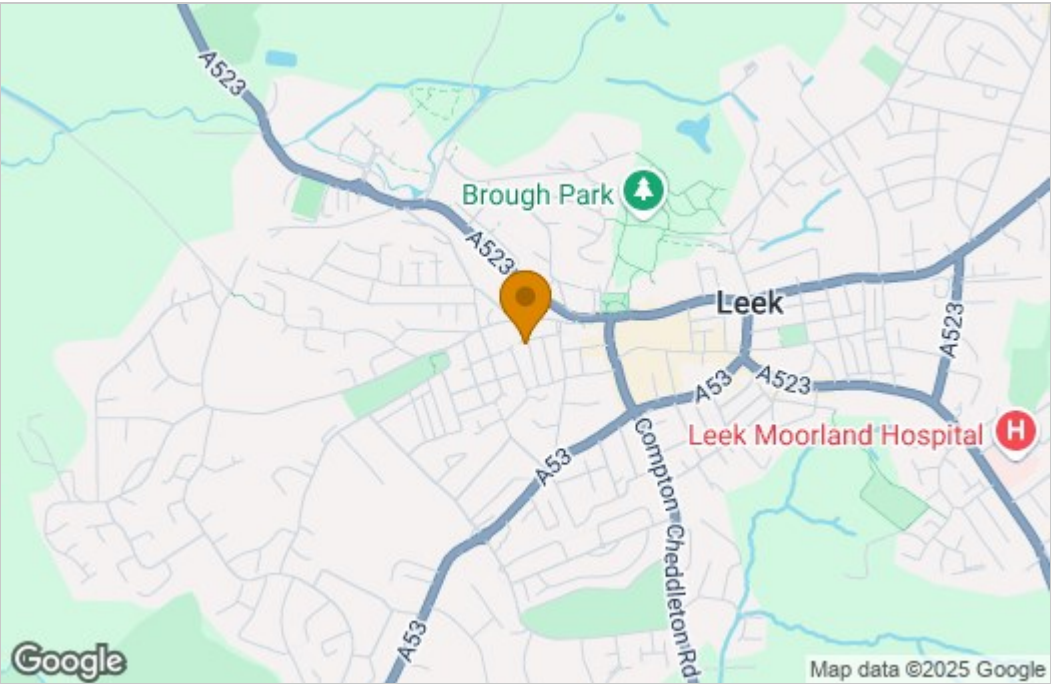
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property

Wayleaves

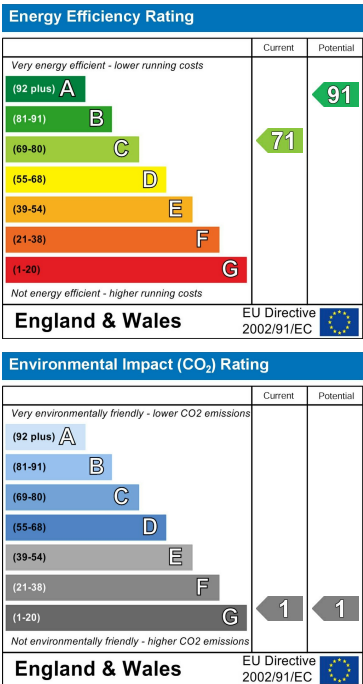
The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Floor Plan

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.