



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



20 Ravensbourne Court, Bur Tree Drive, Stoke-On-Trent, ST6 8FF

£700 Per Calendar Month

A two bedroom first floor apartment with spacious accommodation having uPVC double glazing throughout, gas central heating and excellent views of the surrounding landscape. The accommodation consists of an open plan fitted kitchen and lounge with french doors and Juliet balcony, two double bedrooms and bathroom. There is allocated parking and additional visitor parking area.



Directions

From our Derby Street offices take the A53 Newcastle Road out of the town, passing through Longsdon, Endon and Stockton Brook. Turn right onto Norton Heights, take the first turning left into Chillington Way and take the third turning left into Bur Tree Drive. Continue along where the Apartments are situated on the left hand side identifiable by our To Let Board.

Communal Hallway

With fitted carpet and lighting.
Stairs leading to the first floor apartment.

Apartment Accommodation

Hallway

With fully fitted carpet and storage cupboard.

Lounge Area 13'3" x 11'3" (4.04 x 3.45)



With fully fitted carpet, two radiators, uPVC double glazed French doors onto a Juliette balcony providing excellent views. With fully fitted carpet, radiator, uPVC double glazed window and uPVC double glazed French doors onto a Juliette balcony providing excellent views.

Kitchen Area 10'2" x 8'5" (3.10 x 2.59)



Having vinyl flooring, a range of fitted wall and base units with an integrated electric oven with four ring gas hob and extractor hood above, stainless steel sink and drainer, wall mounted combination boiler and a fitted washer/dryer.

Bedroom One 12'2" x 8'5" max (3.71 x 2.57 max)



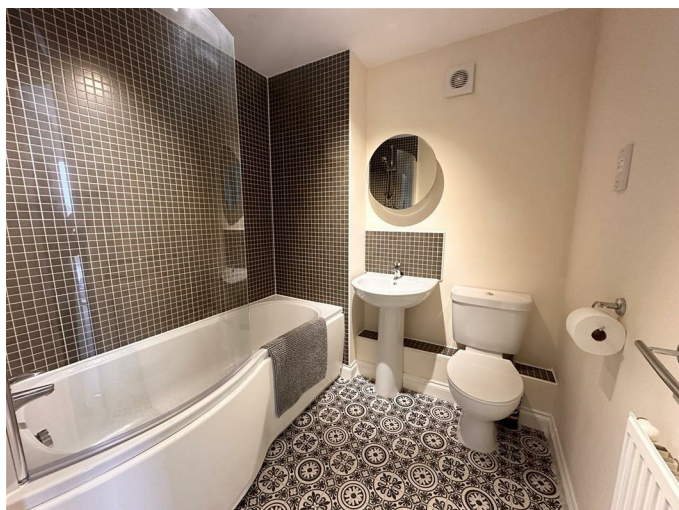
With fitted carpet, fitted wardrobe with clothes rail, radiator, uPVC double glazed window and uPVC double glazed French doors onto Juliet balcony providing excellent views.

Bedroom Two 8'5" x 7'6" (2.57 x 2.30)



With fitted carpet, radiator and uPVC double glazed window.

Bathroom 6'7" x 6'5" (2.03 x 1.96)



Having vinyl flooring, part tiled walls, towel rail, radiator, low level WC, pedestal wash hand basin and 'P' shape bath with mixer shower.

Outside

With communal parking area with visitor parking allocation, communal bin storage area and allocated parking space.

Services

We believe the property is connected to all major services.

Viewings

By prior arrangement through Graham Watkins & Co.

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.

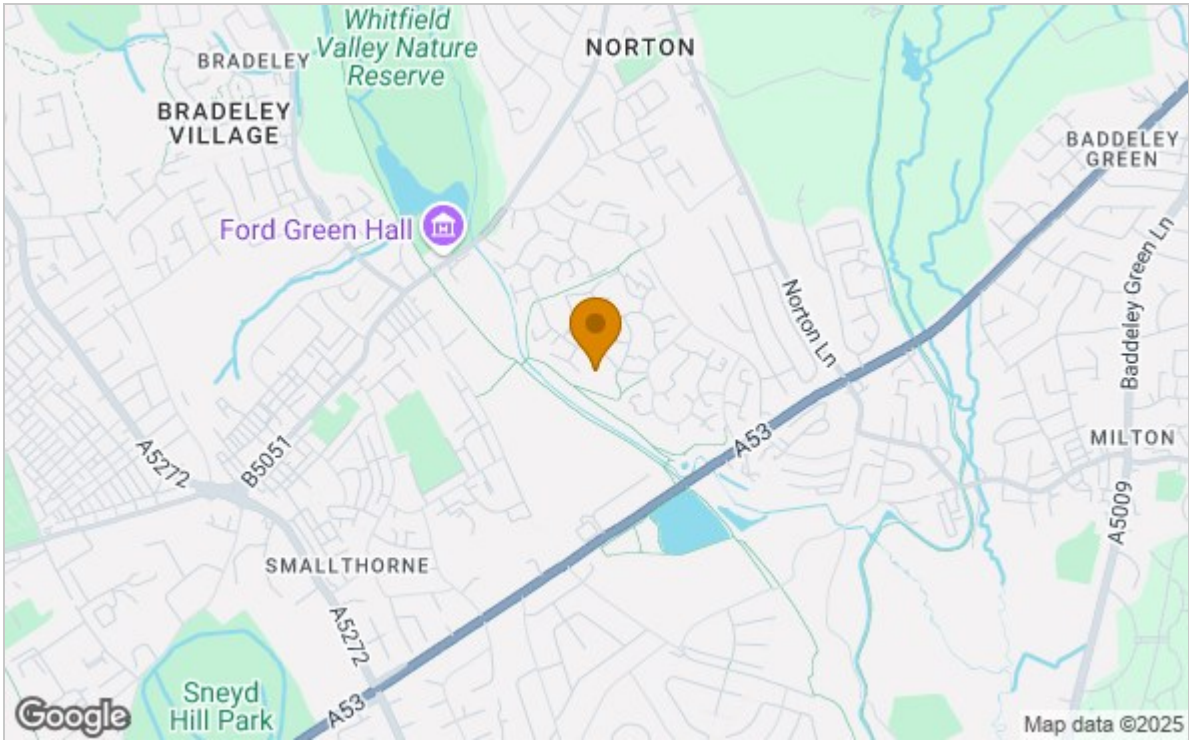
Measurements

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

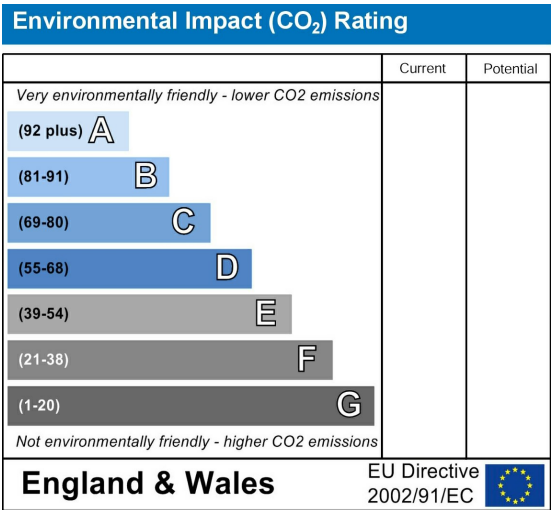
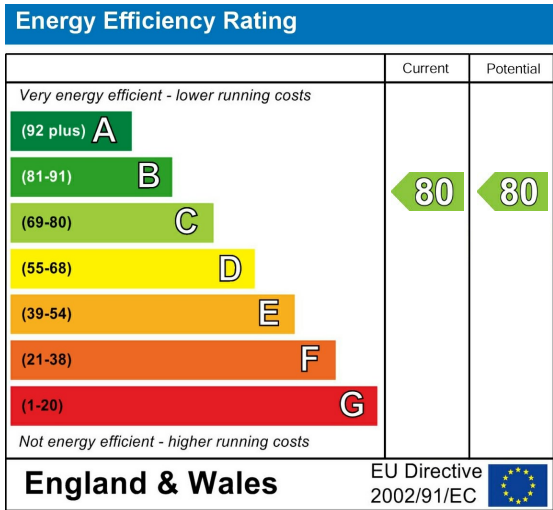
Please Note

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. The tenant is advised to obtain verification from their Solicitor or Surveyor.

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.