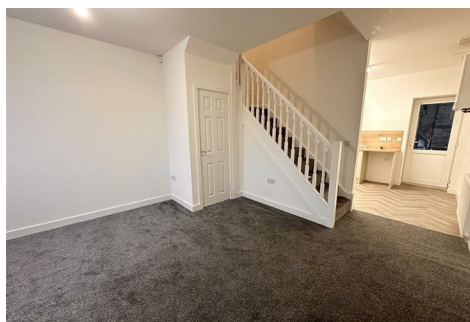




Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



2 Foley Court King Street, Stoke-On-Trent, ST4 3DB

£650

A spacious two bedroom Apartment situated close to local amenities and shops being fully refurbished to a high standard throughout. A sizeable living room with open plan kitchen, two first floor bedrooms and shower room offering a white suite. Viewing essential.



Directions

From our Leek office proceed out the town on the A520 Cheddleton Road. Continue through Cheddleton, Wetley Rocks, Cellarhead and upon reaching the traffic lights at Weston Coyney turn right, follow this road to the roundabout and take the first turning left heading towards Longton. After reaching King Street, Foley Court can be found on the left hand side identifiable by our To Let board.

Communal Entrance

Living Room 16'7" x 12'11" (5.08 x 3.96)



Double glazed window to front, staircase off, under stairs store, radiator.

Kitchen 12'11" x 8'5" (3.96m x 2.57)



Excellent range of built units with matching wall and base units, racers, inset stainless steel sink unit, newly fitted four ring Alamo a hob with extractor over and electric oven, wall mounted boiler, Upvc double glazed door to rear, cushioned floor.

First Floor Landing

Bedroom One 13'1" x 10'6" max meas (4.01 x 3.22 max measurement)



Two double double sash windows to front, radiator.

Shower Room 8'1" x 3'10" (2.47 x 1.18)



Enclosed shower cubicle incorporating mixer shower fitment, pedestal wash hand basin, low level wc, cushioned floor, radiator.

Bedroom Two 12'11" x 8'3" (3.96 x 2.53)



Upvc double glazed window to rear, radiator.

Outside

Access via wrought iron steps to rear elevation.

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

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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.

Council Tax & Local Authority

We believe this property is band B Council Tax and the Local Authority is Staffordshire Moorlands District Council

Viewings

By prior arrangement through Graham Watkins & Co.

Wayleaves & Easements

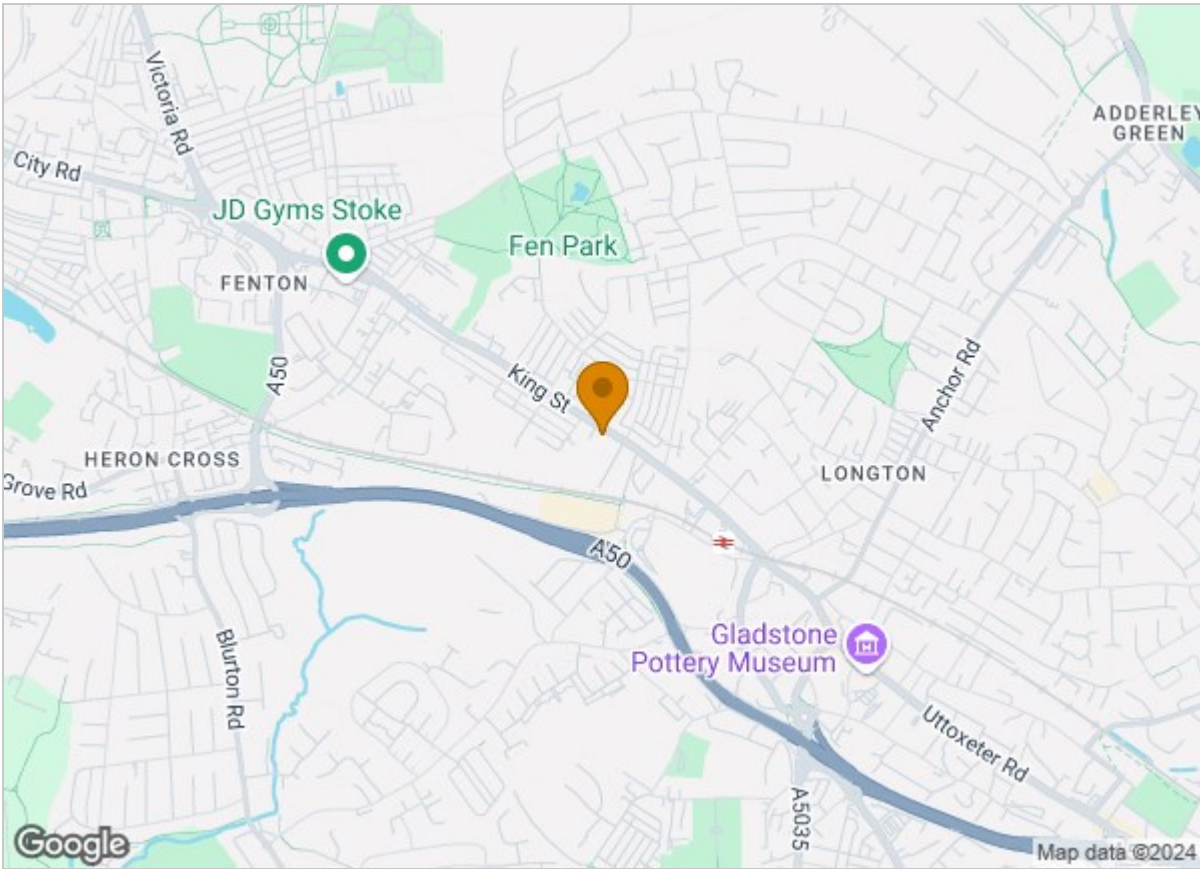
The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water,

whether or not referred to in these stipulations, the particulars or special conditions of lease.

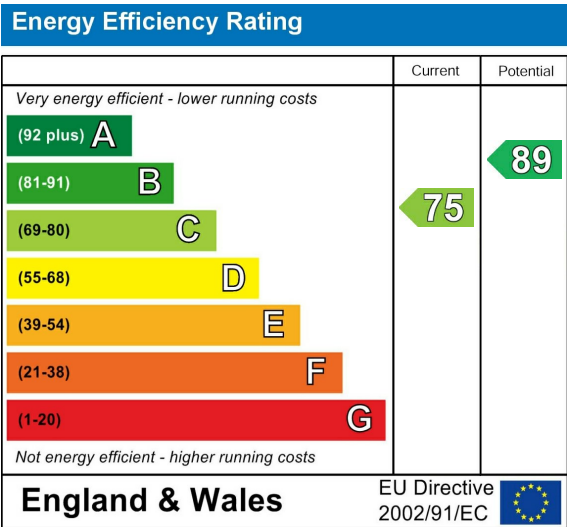
Services

We believe all mains services are connected.

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.