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ESTATE AGENTS & LETTINGS
Bob Gutteridge

Apt 2 Heaton Court, Heaton Terrace, Porthill, Newcastle, Staffs,

To Let Exclusive at £625 PCM

This development of luxury one bedroomed apartments situated in this highly regarded district of Porthill enjoying all modern day comforts and high insulation values with Upvc double glazing and combination gas fired central heating with accommodation comprising of entrance lobby, large lounge/kitchen/diner with built-in appliances, luxury bathroom with p-shaped bath/shower unit and good sized bedroom. Externally is off road allocated parking. The apartments must be viewed internally to appreciate the specification and accommodation on offer. The property boasts ease of access to the A500 and A34 and is located near to bus routes for ease of access to Newcastle town centre.

ENTRANCE LOBBY

With pendant light fitting, battery and mains smoke alarm, single panelled radiator, two power points, engineered oak flooring and door to built-in storage cupboard providing storage space with electricity consumer unit.

LOUNGE/KITCHEN/DINER 4.93 x 4.19 (16'2" x 13'9")

With Upvc double glazed window to side, Upvc double glazed double patio doors to rear, fluorescent tube light fitting, pendant light fitting, combination boiler providing the domestic hot water and central heating systems, range of base and wall mounted high gloss white storage cupboards providing ample cupboard and drawer space, wood block effect round edge work surface, built-in bowl and a half stainless steel sink unit with mixer tap above, built-in fridge and freezer, built-in dishwasher, built-in automatic washing machine and built-in four ring Indesit hob unit with electric oven beneath and extractor hood above, eight power points plus spurs for appliances, two t.v. aerial points, panelled radiator and engineered oak flooring.

BEDROOM 4.78 x 2.95 (15'8" x 9'8")

With double glazed window to front with inset Georgian style pattern, Upvc double glazed window to side, pendant light fitting, panelled radiator, eight power points and t.v. aerial point.

LUXURY BATHROOM 2.16 x 1.91 (7'1" x 6'3")

With low level dual flush WC, pedestal sink unit with vanity cupboard beneath providing storage space and p-shaped bath/shower unit with mixer shower above, curved glazed shower screen, ceramic splashback tiling and single panelled radiator.

COMMUNAL AREAS

Set over three floors with built-in meter cupboards to the ground floor.

EXTERNALLY

The property enjoys a communal area with allocated off road parking.

TERMS

The property is offered to let for a minimum term of six months at £625.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £721.15 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £144.23 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.
Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

DIRECTIONS

From our Porthill office proceed along Watlands View, turning first right to Heaton Terrace, where the apartments will be found located on the left hand side.

COUNCIL TAX

Band A payable to Newcastle under Lyme Borough Council.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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