

## 12 Archers Walk, Trent Vale, Stoke-On-Trent, Staffs, ST4 6JT



To Let Exclusive at £850 PCM

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable second floor apartment situated within the convenient Trent Vale location, providing ease of access to the A34, whilst also being well placed for local shops, schools, amenities and the North Staffordshire NHS Hospital complex.

This well maintained apartment benefits from the modern comforts of UPVC double glazing together with gas combination central heating, and in brief the accommodation comprises of entrance hall, spacious lounge/dining room, fitted kitchen, master bedroom with en-suite shower room, second bedroom and a family bathroom. Externally, the property is set within maintained communal grounds and benefits from an allocated off road parking space for one vehicle.

### COMMUNAL AREA

With front and rear doors and stairs to the second floor which provides access to;



### ENTRANCE HALL

With panelled front access door, battery and mains smoke alarm, two pendant light fittings, access to loft space, power points, panelled radiator, door to built in store housing the electricity consumer unit and doors to rooms including;



### LOUNGE / DINER 5.13m x 3.45m (16'10" x 11'4")

With Upvc double glazed French doors to front with "Juliette" balcony, pendant light fitting, heat detector, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), panelled radiator, power points and access off to;



### **FITTED KITCHEN 2.74m x 2.26m (9'0" x 7'5")**

With Upvc double glazed window to front with inset Georgian pattern, four lamp light fitting, heat detector, a range of base and wall mounted beechwood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, integrated four ring gas hob unit with oven beneath plus extractor hood above, Baxi boiler providing the domestic hot water and central heating systems, plumbing for automatic washing machine, space for fridge/freezer, panelled radiator, carbon monoxide alarm, vinyl cushion flooring and power points.



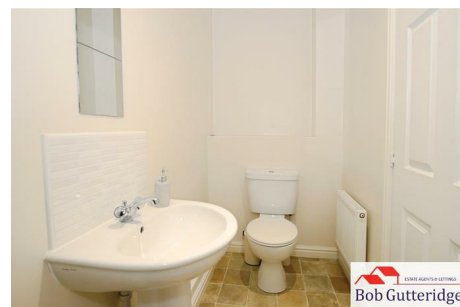
### **BEDROOM ONE 3.53m x 3.51m (11'7" x 11'6")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door leads off to;



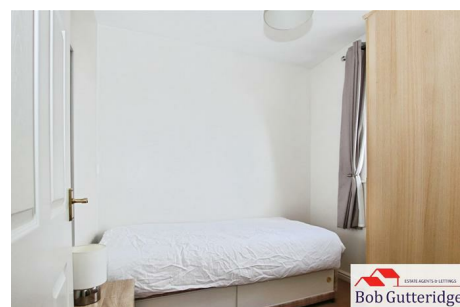
### EN-SUITE SHOWER ROOM 3.96m x 1.17m (13'0" x 3'10")

With two spotlight fittings, extractor fan, a white suite comprising of low level WC, pedestal sink unit, walk in double shower enclosure with thermostatic shower, ceramic splashback tiling, vinyl cushion flooring and panelled radiator.



### BEDROOM TWO 2.29m x 2.41m (7'6" x 7'11")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



### MASTER BATHROOM 1.88m x 1.55m plus recess (6'2" x 5'1" plus recess)

With extractor fan, four spotlight fittings, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with thermostatic shower above, ceramic splashback tiling, panelled radiator and vinyl cushion flooring.



### EXTERNALLY

## MAINTAINED GROUNDS

The property is set on maintained grounds and offers an allocated parking space for a vehicle.



## COUNCIL TAX

Band 'B' amount payable to City of Stoke On Trent City Council.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

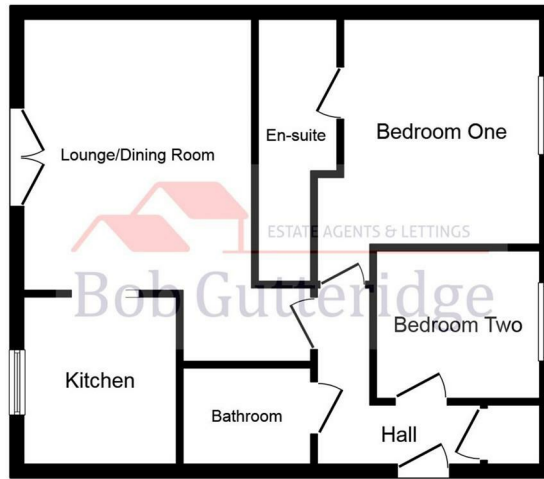
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

## TERMS

The property is offered to let at £850.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £980.76 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £196.15 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 as per the Tenant Fees Act 2019, further details can be obtained from the Agent prior to applying. Smoking is not permitted.

Before you are granted a tenancy, you will have to demonstrate your Right to Rent in the UK as introduced by the Immigration Act 2014.



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

