

## 9a Simonburn Avenue, Penkhull, Stoke On Trent, Staffs, ST4



To Let Exclusive at £600 PCM

**Bob Gutteridge Estate Agents** are pleased to bring to the rental market this conveniently located first floor apartment situated in this ever popular leafy district of Penkhull. This first floor apartment offers electric heating and a modern layout of accommodation comprising of entrance hall, first floor landing area with utility space, open plan kitchen / lounge / diner, master bedroom and a bathroom. Externally the property enjoys off road parking for a vehicle. This property is ideally located for access to local NHS hospitals as well as the A34.

### **ENTRANCE HALL**

With half panelled half glazed front entrance door, stairs rise via half landing to;



### **LANDING AREA**

With electric convector heater, two windows, plumbing for washing machine, granite effect worktop, multi pane glazed entrance door to;

### **ENTRANCE HALL**

With pendant light, airing cupboard off with insulated copper hot water cylinder, dual heat electric immersion heaters, drying shelves etc.

### **LIVING ROOM/KITCHEN/DINER 5.60 x 2.94 (18'4" x 9'8")**

Windows to front and rear, clearly defined lounge area with electric night storage heater, slimline electric panel heater, telephone point, t.v. aerial lead, three double power points. Defined kitchen area with a range of base and wall mounted storage cupboards providing ample cupboard and drawer space with granite effect round edge work surfaces, inset single drainer sink unit in stainless steel with mixer tap above, window to front, five downlights, stainless steel four ring hob unit and electric oven beneath, stainless steel chimney extractor hood over, integrated fridge.



### **KITCHEN AREA VIEW**

### **BEDROOM 3.16 x 2.92 (10'4" x 9'7")**

Window to rear, electric slimline heater beneath, pendant light, access to loft, two double power points, built-in single wardrobe with hanging rail and space.



### **BATHROOM 1.68 x 2.01 (5'6" x 6'7")**

Window to side, white suite with low level WC, pedestal sink, panelled bath with electronic instant hot water shower unit over, glazed shower screen, walls fully tiled in white ceramics, fluorescent light.



### **EXTERNALLY**

Communal fenced yard area and paved area immediately in front of the property, communal parking area to rear.

### **VIEWING**

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

### **DIRECTIONS**

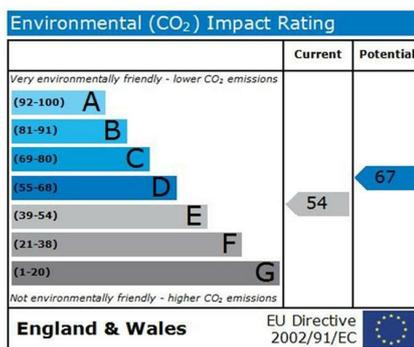
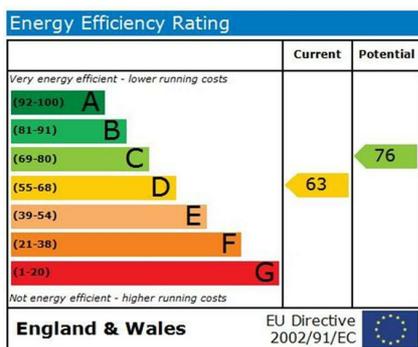
From Porthill office proceed along the A527 passing through Wolstanton High Street and the traffic lights at May Bank and continuing down to Newcastle town centre, at the Nelson Place roundabout take the second exit to Barracks Road and proceed to the next roundabout taking the A34 Stone Road, continue past the City General Hospital on the left hand side and after 100 yards or so turn left to Penkhull Lane, proceeding up the hill and over the roundabout, turn left to St Christophers Avenue, second right to Simonburn Avenue, park on the right hand side and 9a is located in the modern block of flats on the right before the road bears to the left.

### **TERMS**

The property is offered to let for a minimum term of six months at £600.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £692.30 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £138.46 which, subject to successful referencing, will form part of the deposit. 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



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

