

TO LET



Tontine Street, Hanley, Stoke-on-Trent

1 Bedroom, 1 Bathroom, First Floor Apartment

£475 pcm

MARTIN&CO



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First Floor Apartment,
1 bedroom, 1 bathroom

£475 pcm

Date available: 10th December 2022

Deposit: £548

Unfurnished

Council Tax band:

- Newly Refurbished
- One Bed First Floor Studio Apartment
- Intercom System
- Shower
- Town Centre Location
- Bus Station Close By
- No Pets Accepted

Stunning newly converted self contained studio apartment. Martin & Co are delighted to welcome to market this beautifully presented apartment. Located within the heart of Hanley Town centre with its array of shops and eateries and close to the cultural quarter with museums and theatres. The bus station is but a short walk away too. The property comprises open plan living accommodation decorated with a modern vibe and a shower room. Sorry no pets accepted.

OPEN PLAN LIVING ACCOMODATION Wood effect laminate flooring. Wall mounted electric heaters, Double glazed windows. Built in storage cupboard. The kitchen area comprises of a range of base units with contrasting worktops over, stainless steel sink and drainer, integrated fridge, space and plumbing for washing machine, electric hob with extractor over and oven below.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		



SHOWER ROOM White suite comprising low level WC, wash hand basin and shower cubicle. Tiled walls, vinyl flooring, wall mounted electric heater.

Martin & Co Stoke on Trent

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.