

Flat 14, The Courtyard Beasley Avenue, Chesterton, Newcastle, Staffordshire, ST5 7RW



£450 PCM

Bob Gutteridge Estate Agents are pleased to bring to the lettings market this well presented ground floor apartment situated on this popular Courtyard Development in Chesterton which is ideally located for access to the A34. This well presented home offers Upvc double glazing along with electric heating and offers accommodation comprising of communal entrance hall, lounge / kitchen / diner, modern bathroom and a double bedroom. Externally the property offers off road parking for a vehicle. Internal Inspection Essential !

LOUNGE/DINER/KITCHEN 6.45m x 3.68m (21'2 x 12'1)

With Upvc double glazed french doors to front, ten spotlight fittings, Upvc double glazed window to side, range of base and wall mounted storage cupboards providing ample cupboard and drawer space with round edge work surface, built-in Hotpoint four ring electric hob unit with stainless steel extractor above, built-in bowl and a half stainless steel sink unit with mixer tap above, plumbing for automatic washing machine, built-in Hotpoint fan assisted oven, ceramic tiled flooring and ceramic splash back tiling in mosaic tiles, wood effect laminate flooring in oak effect, double panelled radiator, t.v. aerial point, BT telephone point subject to usual transfer regulations, intercom, eight power points, spurs for appliances and smoke alarm. Door leads off to;



MASTER BEDROOM 2.87m x 4.88m (9'5 x 16')

With two Upvc double glazed windows to front, pendant light fitting, double panelled radiator, six power points and double doors reveal built-in wardrobe providing ample hanging and storage space.



BATHROOM 1.68m x 1.96m (5'6 x 6'5)

With four spotlight fittings, Manrose extractor fan, white suite comprising low level dual flush WC, pedestal sink unit and p-shaped bath/shower unit with central mixer tap and Triton Topaz electric shower, fully tiled with inset decorative border tile, ceramic tiled flooring and double panelled radiator.



EXTERNALLY

The property enjoys off road parking and landscaped gardens to front and rear.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

VIEWING

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

DIRECTIONS


TERMS

The property is offered to let for a minimum term of six months at £450.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £519.23 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £103.84 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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