

**TO LET**



## **Elizabeth House, Scholars Court**

**2 Bedrooms, 1 Bathroom, Apartment**

**£625 pcm**



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Apartment,  
2 bedroom, 1 bathroom

£625 pcm

Date available: 18<sup>th</sup> Feb 2022

Deposit: £721

Unfurnished


Council Tax band: A

- Easy Access to Royal Stoke Hospital
- Excellent Commuter Links to Nearby A500 and A34
- Close To Newcastle Under Lyme and Stoke On Trent Town Centres
- Secure Gated Car Park
- Modern Decoration Throughout

### OVERVIEW

**Martin & Co are delighted to welcome to the rental market this modern, two bedroom apartment in Stoke on Trent.**

**Sandwiched between the A34 and A500, this secure, first-floor apartment offers gated car parking, coded building entry, manageable bills, uber-quick access to The Royal Stoke Hospital, Newcastle Under Lyme town centre and Hanley city centre, in addition to brilliant commuter links and close proximity to all the shops and amenities you need.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	80	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 





***The apartment itself briefly comprises of an entrance hallway, sizable kitchen/breakfast room, huge lounge/diner, two bedrooms - one double and one single and bathroom.***

***Parking is provided via the gated car park and requires a code to access.***

***Please note it is unfurnished and requires a security deposit of £721.***

#### **HALLWAY**

Attractive L shape with two storage cupboards.

#### **LOUNGE/DINER 16' 3" x 12' 7" (4.97m x 3.86m)**

Dual aspect windows and a lovely bay window makes this a really nice space to kick off your shoes and relax, or enjoy your meals.

#### **KITCHEN 9' 8" x 13' 11" (2.96m x 4.25m)**

The kitchen features an integrated sink/drainer, washing machine, electric oven, electric hob and extractor hood. The fitted kitchen is well appointed with beech effect cupboards and contrasting black worktops.



#### **BEDROOM 1 12' 5" x 8' 6" (3.79m x 2.61m)**

Pleasant double.

#### **BEDROOM 2 10' 2" x 6' 7" (3.11m x 2.02m)**

Another spacious double.

#### **BATHROOM 5' 6" x 7' 1" (1.68m x 2.17m)**

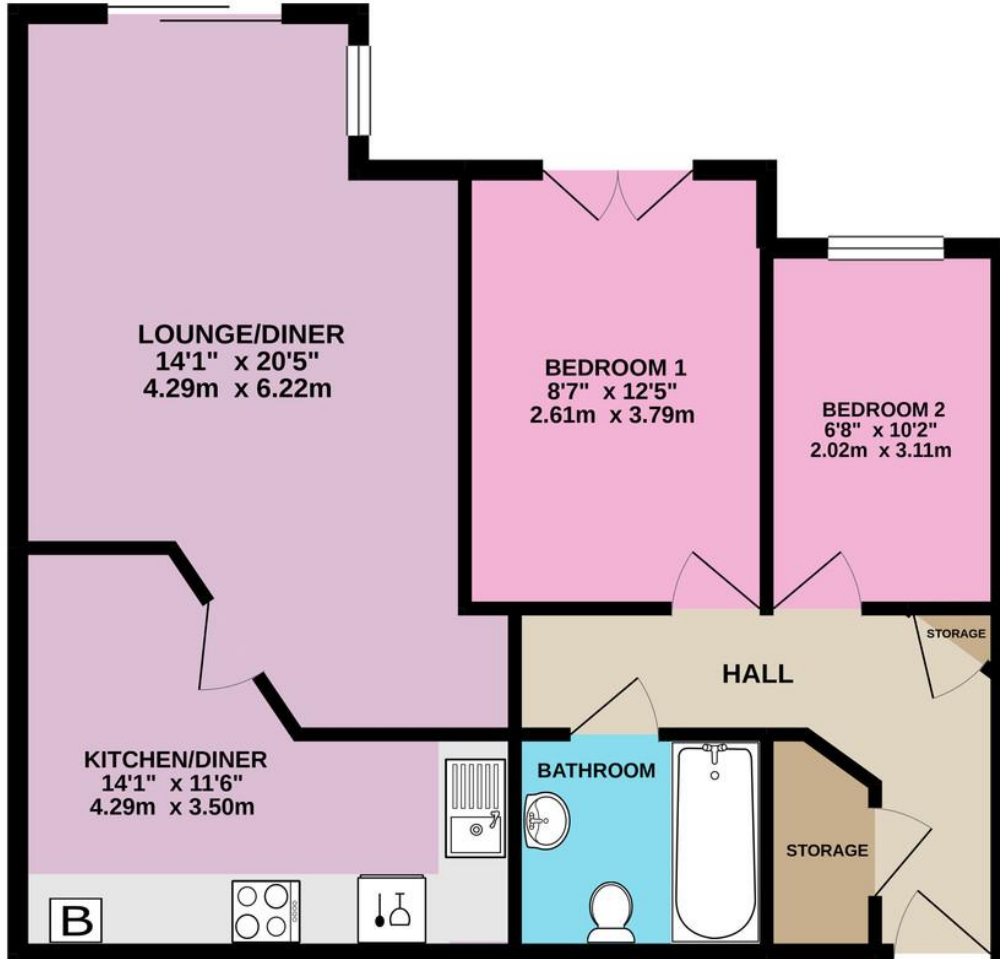
Consists of a bath with shower, wash basin and toilet.

#### **PARKING**

Parking is only for residents and is secure and gated.



GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



2-BED, FIRST FLOOR APARTMENT

TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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