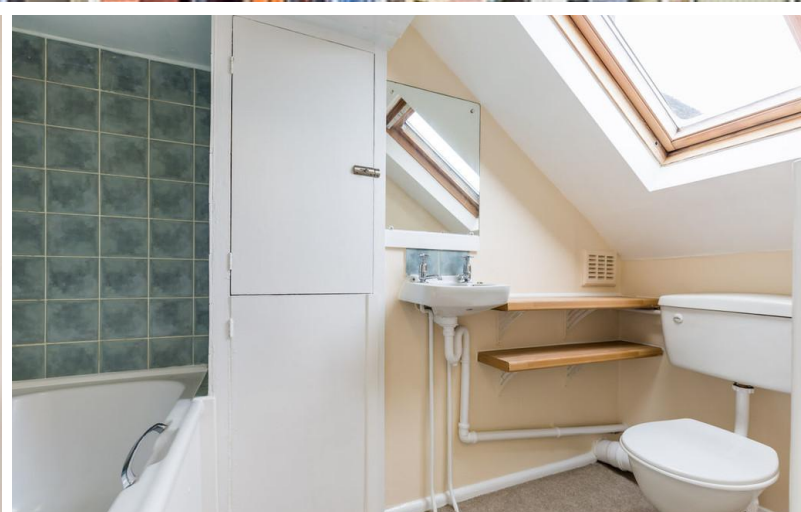


TO LET



Cauldon Road, Stoke On Trent

1 Bedroom, 1 Bathroom, Studio

£375 pcm



Cauldon Road, Stoke On Trent

Studio,
1 bedroom, 1 bathroom

£375 pcm

Date available: 8th September 2021

Deposit: £432

Unfurnished

Council Tax band:

- Close To Local Amenities And Shops
- Excellent Public Transport Links
- Hanley And Cauldon Park On Your Doorstep
- A Short Walk From Stoke-on-Trent Train Station

OVERVIEW

Martin & Co Macclesfield are pleased to offer the rental market this one bed top floor flat in Shelton, Stoke-On-Trent.

Recently refurbished to a good standard, this flat consists of a large reception room, kitchen and bathroom. The flat is light, bright and warm, making it the ideal proposition for a single, working person.

The flat itself is located in a dynamic and energetic part of town, with the train station a short walk away, in addition to a useful bus route on your front doorstep.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

All the shops and amenities you need are within a short walk, and the central hub of Stoke-On-Trent - Hanley - is nearby.

Applicants with pets, children or who smoke, will not be considered for this flat.

This flat benefits from double glazing throughout and electric heating.

RECEPTION ROOM 16' 8" x 13' 9" (5.09m x 4.2m)

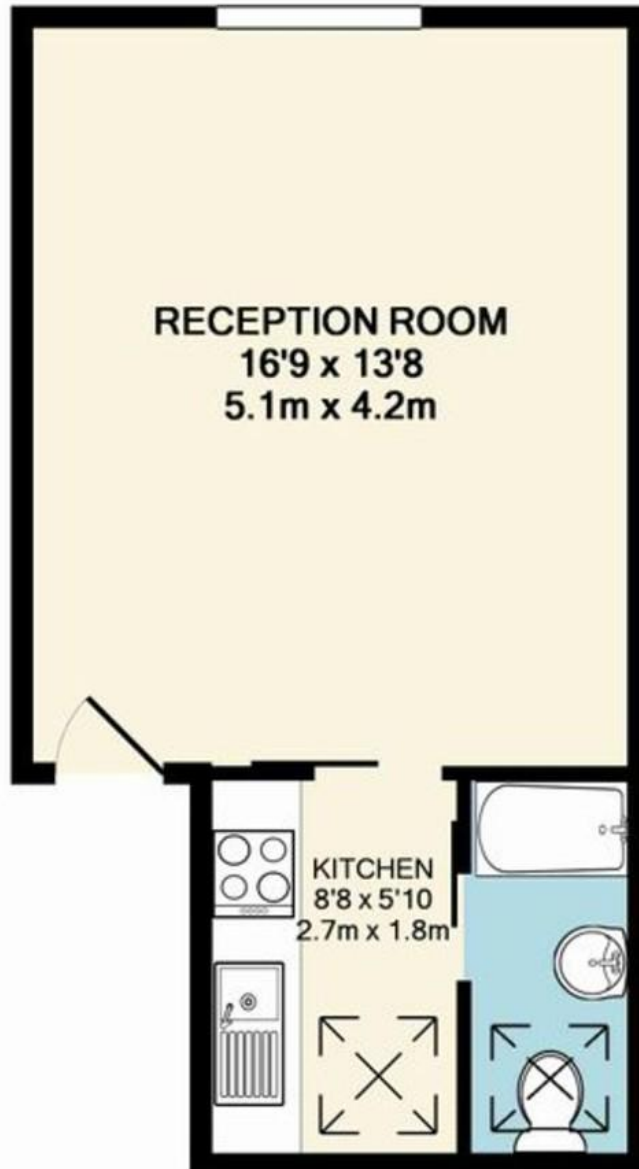
The main reception room features extensive shelving areas for your possessions, in addition to a large window which allows the sun to pour through.

KITCHEN 8' 10" x 5' 10" (2.7m x 1.8m)

The kitchen features an electric cooker, oven, sink/drainage and fridge.

BATHROOM

Includes a bath with shower, wash basin, toilet, and heated towel radiator.



TOTAL APPROX. FLOOR AREA 313 SQ.FT. (29.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Martin & Co Macclesfield

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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.