



RORY MACK

ASSOCIATES

**48 PENSTOCK DRIVE, CLIFFE
VALE, STOKE-ON-TRENT,
ST4 7GF**

**FOR RENT:
£525 PCM**

- A stylish two bed part-furnished first floor apartment located along the Trent and Mersey canal
- Situated on a modern residential development known as 'Lock 38'
- Ideally located near Etruria, Newcastle-under-Lyme and the City Centre
- Modern décor throughout providing spacious living and allocated off road parking for one vehicle
- EPC Grade C (74)



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GENERAL DESCRIPTION

A stylish two bedroom part-furnished first floor apartment available in a prime location, perfect for commuters and local businesses. Situated on the first floor this modern apartment comprises an open plan living area with a Juliet balcony incorporating a modern fitted kitchen, bathroom and two spacious bedrooms. The property is heated by electric storage heaters, benefits from uPVC double glazing and allocated parking for one vehicle.

LOCATION

From the centre of Newcastle-under-Lyme take the third exit right onto King Street keeping right on the one-way system. Take the first left on George Street, after 0.2 miles take the second exit onto Shelton New Road. At the traffic lights turn right onto Penstock Drive following the bend and the apartment block is to the left.



ACCOMMODATION

Hallway:	-	X	-
Lounge/ Kitchen	17' 9	X	13' 8
Bedroom 1	10' 4	X	9' 10
Bedroom 2	10' 2	X	8' 4
Bathroom	7' 3	X	6' 3

VAT

The rent will not be subject to VAT.

SERVICES

Mains electricity and water are connected. Please note that no services have been tested by the agents.

COUNCIL TAX

An enquiry with the Local Authority, Stoke-On-Trent City Council

Band B: £ 1,397.67 p.a. 22/23

Note: A single occupier qualifies for a 25% discount, make enquiries with the Local Authority.

EPC RATING

Asset Rating 74 – Category C

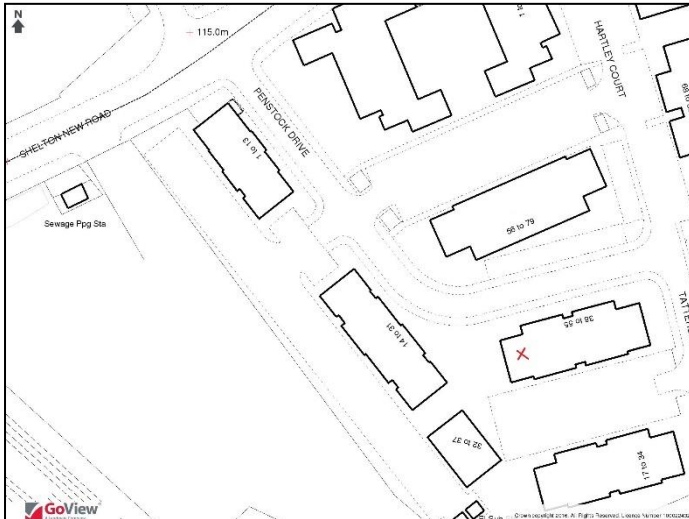
TENURE

The property is available to let by way of a Shorthold Tenancy Agreement for a minimum of 6 months. Rent is paid monthly in advance by way of standing order and the tenant is to provide a rent deposit equal to one month's rent, which will be refunded to the tenant at the end of the agreement provided all terms and conditions within the Shorthold Tenancy Agreement have been observed.



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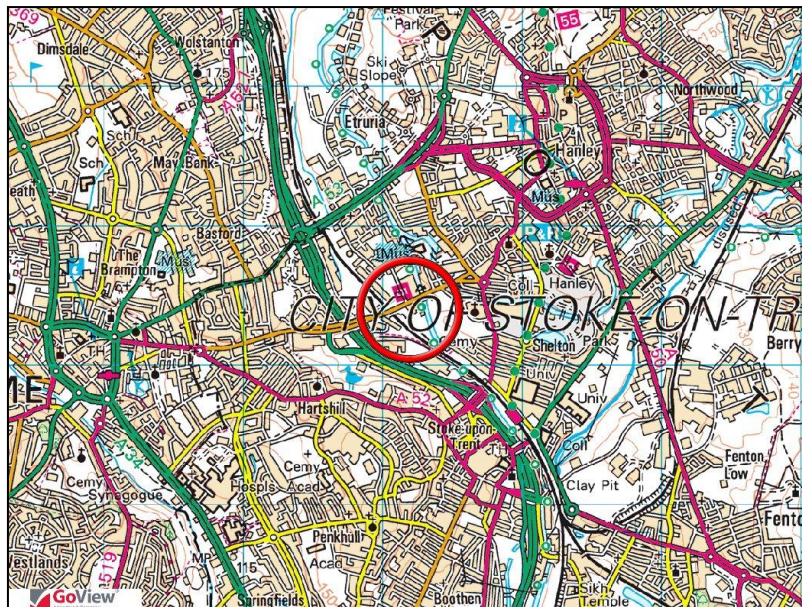
ORDNANCE SURVEY



STREET MAP



TOWN MAP



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements