

TO LET



Ford Green Road, Smallthorne

1 Bedroom, 1 Bathroom, Studio Apartment

£375 pcm



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Studio Apartment,
1 bedroom, 1 bathroom

£375 pcm

Date available: 26th October 2020

Deposit: £432

Unfurnished

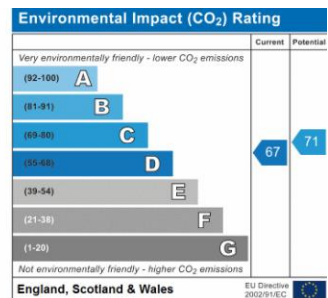
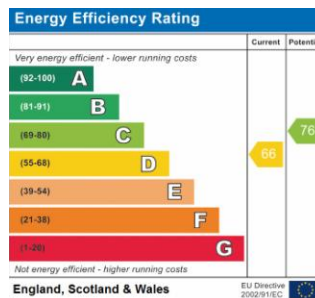
Council Tax band: A

- Good Commuter Links
- Washer /Dryer Included
- Bus Stop Outside Your Door
- No Pets
- Only Suitable For One Person

OVERVIEW

Martin & Co are pleased to offer to the market this recently renovated one-bed, ground-floor Studio Apartemtn on Ford Green Road, Smallthorne. Available for the long term, this smart flat has everything a young professional needs. Featuring a bedroom, kitchen / diner, rear entrance hall, shower room and enclosed, rear yard, being fully double glazed and benefits from an up-to-date, electrical heating system. The property has the added advantage of a washer/dryer being included.

Please note: Only suitable for ONE person





BEDROOM 11' 6" x 11' 3" (3.51m x 3.43m)

KITCHEN/DINER 14' 10" x 8' 10" (4.52m x 2.69m)

Boasts a well-appointed kitchen featuring an electric oven, hob and extractor fan, sink / drainer and contemporary white kitchen cabinets with black works tops. Space for a dining table too.

BATHROOM 7' 7" x 6' 10" (2.31m x 2.08m)

Includes a shower room suite with a toilet, wash basin and shower. A separate room features the coveted washer / dryer.

EXTERNAL

An enclosed outdoor space

ADDITIONAL INFORMATION

Double Glazed Throughout

Council Tax Band - A

EPC Rating - Band D (55-68)

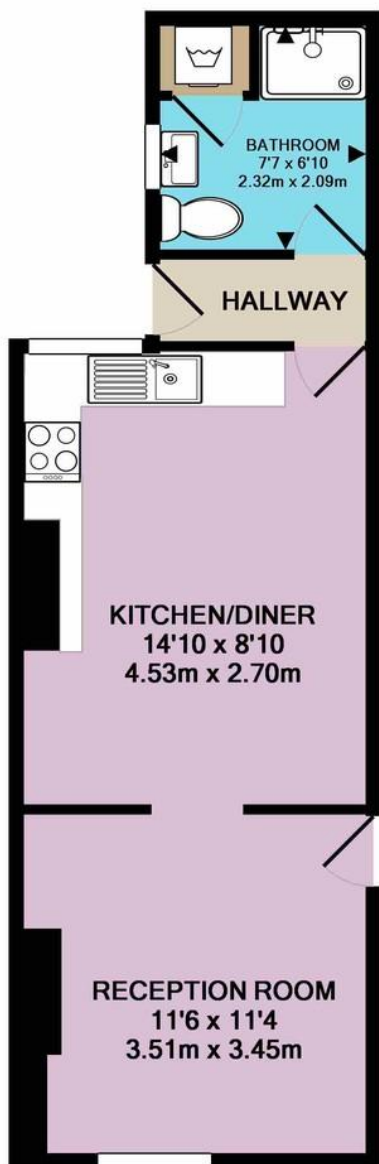
Please Note:

A reduced deposit/bond of £375.00 is required, providing you can provide a suitable Guarantor. Otherwise a deposit/bond of £432.00 will be needed for this property.

NOTE

Pets ARE NOT ALLOWED UNDER ANY CIRCUMSTANCES, whether they be in a tank, cage or well behaved and house trained - it's NO

NO Smokers.



SITE PLAN

1 BED FLAT

TOTAL APPROX. FLOOR AREA 362 SQ.FT. (33.7 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, 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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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by Askey & Sutcliffe Associates Ltd mortgage broker of 58 High Street, Biddulph, Stoke on Trent Staffordshire ST8 6AR. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 418801. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status Minimum age 18.

