

RORY MACK

ASSOCIATES

TO LET:

£475 PCM

Flat 7 Chivelstone Grove

Trentham,
Staffordshire, ST4 8XR



- Spacious one bedroom first floor flat accessed via a rear staircase and coded door entry system
- Excellent neighbourhood located within the heart of Trentham and local amenities nearby
- Neutral décor throughout with fitted kitchen and shower over bath
- EPC Rating: D (56)

COMMERCIAL ESTATE AGENCY
VALUATIONS
RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT WITNESS REPORTS
RATING APPEALS

SCHEDULES OF CONDITION
SCHEDULES OF DILAPIDATIONS
RESIDENTIAL LETTINGS
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E: enquiries@rorymack.co.uk



Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

WWW.RORYMACK.CO.UK

GENERAL DESCRIPTION

A complex of four apartments at first floor level above two commercial units within a quiet neighbourhood located in Trentham. The flat comprises bathroom suite with shower over bath, painted neutrally throughout with fitted kitchen including oven and hob. The flats are accessed to the rear through a secure door coded system. Off road parking for one vehicle.

LOCATION

Heading out of Newcastle along London Road on the A34 continuing through Newcastle Road and along Stone Road. At the Trentham Gardens roundabout, take the first exit to the left onto the A5035 Longton Road for approximately 1 mile. Turn right into Barlaston Old Road and then take the third left onto Burrington Drive continuing until you reach Chivelstone Grove on the right.

ACCOMMODATION

Hallway	8' 8"	x	3' 9"
Bedroom 1	9' 9"	x	10' 6"
Bathroom	5' 6"	x	6' 8"
Living Room	11' 1"	x	14' 7"
Cloakroom	4' 6"	x	3' 3"
Kitchen	11' 4"	x	7' 8"

VAT

The rent will not be subject to VAT.

SERVICES

All mains are connected. Services include mains water and economy 7 heating. Please note that no services have been tested by the agents.

EPC RATING

Category D (56)

COUNCIL TAX

An enquiry to Stoke on Trent City Council:
Council Tax (22/23): Band A £1,198.00

Note: Single occupancy may qualify for a 25% reduction

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.

M01423/070422



Strictly by appointment through agents:

Rory Mack Associates

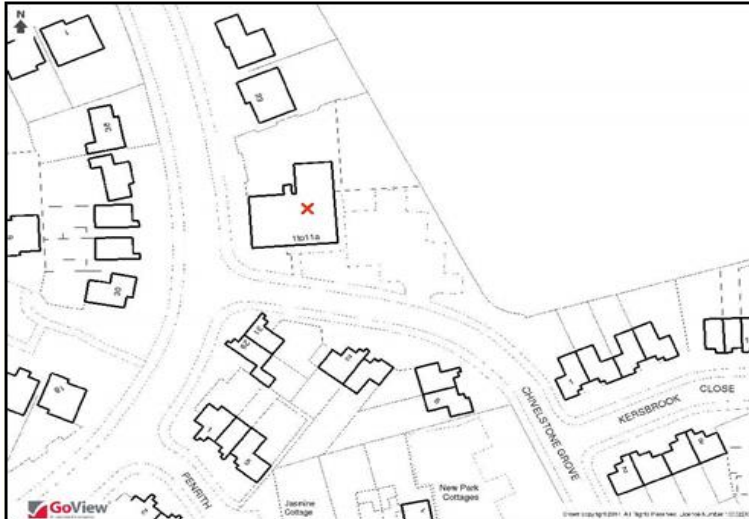
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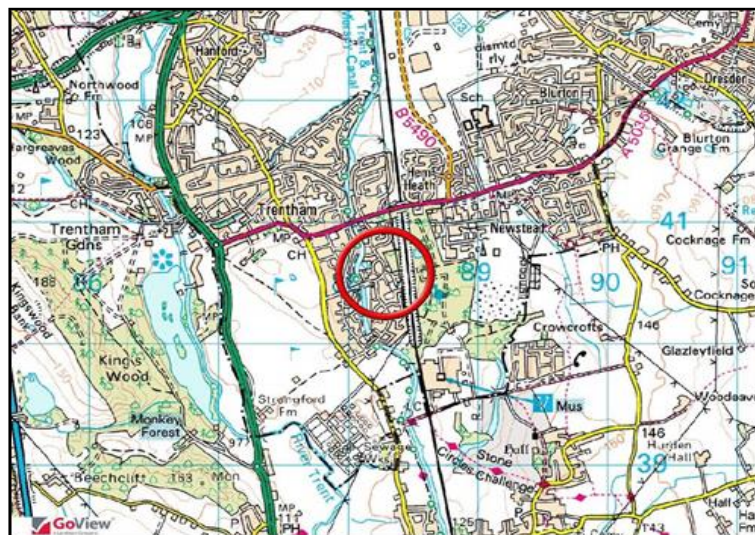
ORDNANCE SURVEY



STREET MAP



TOWN MAP



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