

# RORY MACK

## ASSOCIATES



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

**TO LET:  
£475 PCM**

- A stylish one bed second floor apartment situated within a modern development, Lock 38
- Ideally located for commuting to major link roads (A500) and Festival Park
- Modern décor throughout, open plan living
- Allocated off road parking for one vehicle
- EPC Grade C (78)



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

These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance or intended purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 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

# 31 PENSTOCK DRIVE, CLIFFE VALE, STOKE-ON-TRENT, ST4 7GF

## GENERAL DESCRIPTION

A stylish one bedroom second floor apartment available in a prime location, perfect for commuters and access to Festival Park. Situated on the second floor, this modern apartment benefits from an open plan living area, complete with Juliet balcony leading into a modern fitted kitchen with integrated hob and oven, one double bedroom and a bathroom featuring bath and shower overhead. The property is heated via electric storage heaters and is double glazed. The property comes with a single allocated parking space.

## LOCATION

From the centre of Newcastle under Lyme take the third exit onto King Street, keeping in the right lane which will lead you onto the one-way system. Turn left onto George Street and continue until you reach a roundabout. Take the second exit, going straight over leading onto Shelton New Road. At the set of traffic lights turn right onto Penstock Drive and follow the road around. You can park on the road facing the apartments.



## ACCOMMODATION

Hallway	Features unbuilt utility cupboard with washing machine
Living Room/ Kitchen	17' 01" x 11' 6"
Master Bedroom	9' 9" + 3' 6" x 5' 3"
Bathroom	8' 11" x 6' 6"
Exterior	Allocated parking space

## VAT

The rent is not subject to VAT.

## SERVICES

Mains electricity and water are connected to the property. The tenant is also responsible for council tax, phone and internet provider and TV license, payable directly to the supplier. Please note that no services have been tested by the agents.

## COUNCIL TAX

Stoke on Trent City Council Band A at £1,198.00 per annum (22/23). Please note that a single occupier discount of 25% may be applicable.

## EPC RATING

EPC Grade C (78)

## 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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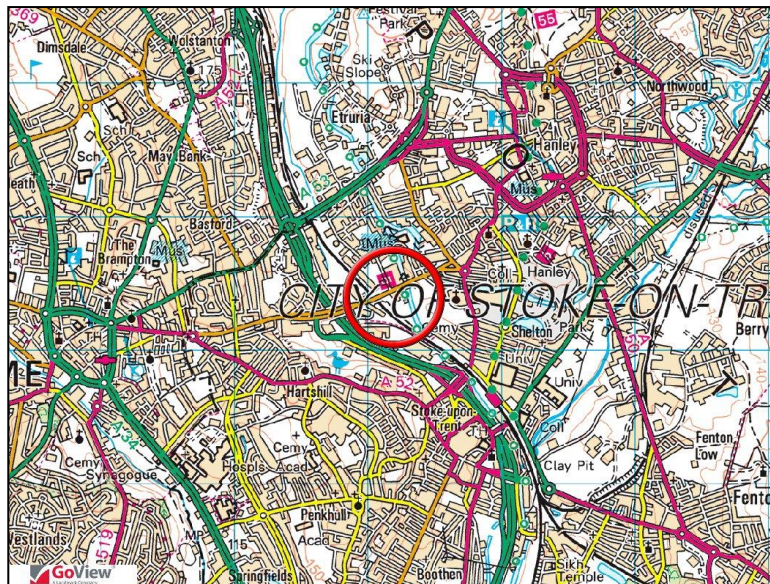
## ORDNANCE SURVEY



## STREET MAP



## TOWN MAP



### OFFICE

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