

**TO LET**



## Clayworks, Hanley

1 Bedroom, 1 Bathroom, Studio

£775 pcm



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Studio,  
1 bedroom, 1 bathroom

£775 pcm

Date available: 14th December 2024

Deposit: £894

Furnished

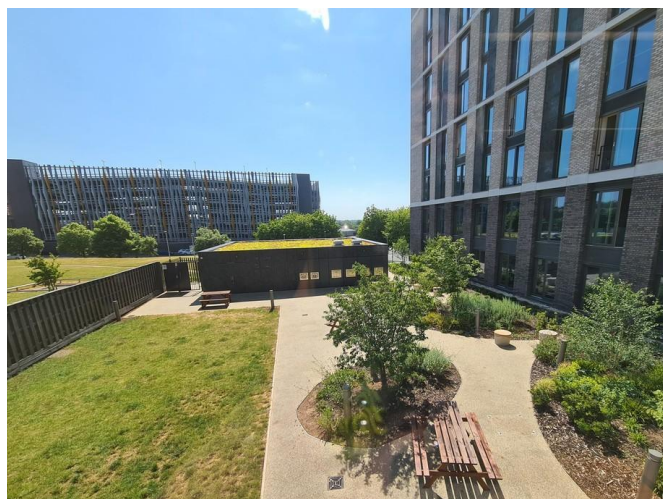
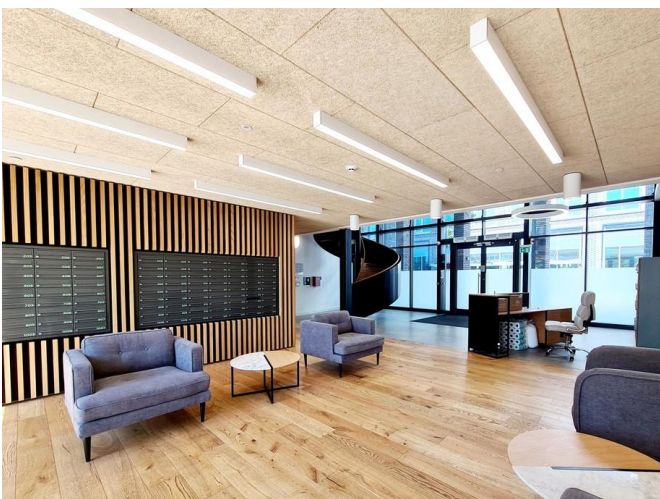
Council Tax band: A

- CLAYWORKS
- Central Hanley location
- Fully Furnished studio flat
- Open Plan Kitchen and Living Area
- En Suite Shower Room
- Daytime service manager
- Private gardens and sun terrace

GROUND FLOOR FURNISHED STUDIO FLAT. Martin & Co are pleased to bring to market this stunning studio at the Clayworks development which is located in the heart of Hanley. Clayworks offers all residents a daytime service manager, co-working spaces, a roof sun terrace and a private landscaped garden. This studio in brief comprises of Open plan living/dining and kitchen area with an oven, hob, dishwasher, fridge freezer and washer dryer in separate utility cupboard. A double bedroom with fitted wardrobe and en-suite shower room.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		



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## Martin & Co Stoke on Trent

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# 01782 262880



**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.