

**TO LET**



## **Clayworks, Hanley**

1 Bedroom, 1 Bathroom, Apartment

**£800 pcm**



## Clayworks, Hanley

Apartment,  
1 bedroom, 1 bathroom

£800 pcm

Date available: 21st December 2024

Deposit: £923

Unfurnished

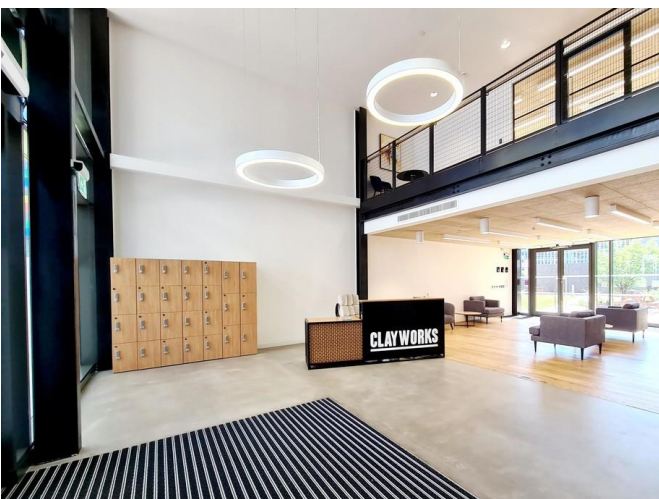
Council Tax band: A

- 7th Floor purpose built flat
- Open plan lounge and kitchen
- 1 Double bedroom
- Bathroom
- Daytime resident service manager
- Private communal gardens and sun terrace
- Council tax band A

7th FLOOR QUALITY TOWN CENTRE FLAT. Martin and co offer for rent this quality 1 bedroom unfurnished 7th floor flat located in the heart of Hanley and within the prestigious Clayworks development. The property comprises an open plan lounge and kitchen, 1 double bedroom and a bathroom. The block has the benefit of a daytime resident service manager, lifts to all floors, private communal gardens, a sun terrace and a multi use room for all residents.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		



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## Martin & Co Stoke on Trent

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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.