

**TO LET**



## **Clayworks, Hanley**

**1 Bedroom, 1 Bathroom, Apartment**

**£775 pcm**



## Clayworks, Hanley

Apartment,  
1 bedroom, 1 bathroom

£775 pcm

Date available: 20th April 2024

Deposit: £894

Unfurnished

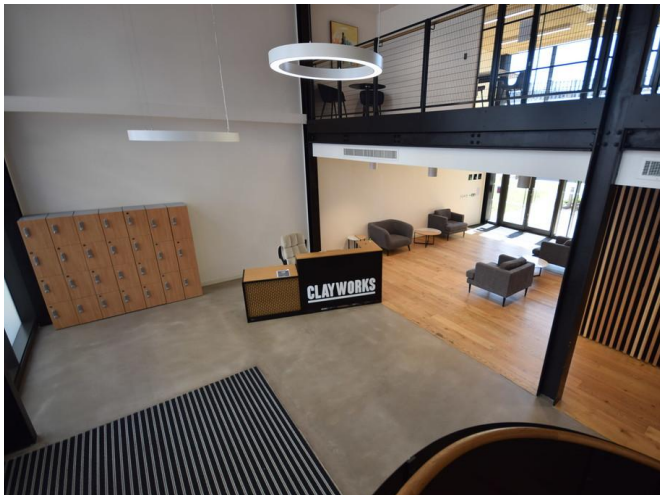
Council Tax band: A

- Furnished 2nd floor apartment
- Open plan lounge and kitchen
- Double bedroom
- Bathroom
- Daytime residential service manager
- Private communal gardens
- Council tax band A

PRESTIGIOUS TOWN CENTRE FLAT. Martin & Co are pleased to bring to the market this stunning furnished 2nd floor apartment at the highly sought after Clayworks development in Hanley which is located within walking distance from the town centre. Clayworks offers all residents a daytime residential service manager, co-working spaces, a roof terrace and a private landscaped garden area. This apartment in brief comprises of an open plan kitchen and living area, double bedroom with fitted wardrobe and a 'Jack and Jill' style bathroom.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		



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## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: [stokeontrent@martinco.com](mailto:stokeontrent@martinco.com) <http://www.martinco.com>

# 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.