



**FLAT 10, EXLEY APARTMENTS,
PALL MALL
STOKE-ON-TRENT, ST1 1HP**

**TO LET:
£650 PCM**

- City Centre Location
- Low Council Tax
- Zero Deposit Option
- Modern Finish
- Available Now



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

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GENERAL DESCRIPTION

A well-presented 1-bedroom apartment that is situated in the city centre, offering convenience and style. Featuring a modern finish, it is ideal for those seeking a comfortable, long-term living space. Enjoy easy access to all the vibrant amenities the city has to offer, from dining and shopping to transport link.

LOCATION

Located opposite the "Old Stoke Crown Court" and alongside "The Regent Theatre" within walking distance of The Cultural Quarter.



ACCOMMODATION

A one bed apartment with fully fitted kitchen benefiting from a fully fitted kitchen with undercounter free standing washing machine, integrated oven, hob and extractor and sink and drainer with mixer tap. Tiled splash backs and added bonus of a large dining/sitting area. There is a large double bedroom with walk in wardrobe, as well as a lovely modern shower room. Controlled intercom entry. Modern self-controlled central heating. Located in the busy and thriving town/city centre.

Kitchen/Diner/Sitting Area 13'7" x 7'07"

Double Bedroom 13'01" x 12'09"

SERVICES

Mains water and electricity are provided to the property. Please note that no services have been tested by the agents.

VAT

The rent will not be subject to VAT.

COUNCIL TAX

Band A £1,319.06 p.a. (24/25). Stoke-on-Trent Council Please note that a single occupier discount of 25% may be applicable.

EPC RATING

EPC – Grade D

TENURE

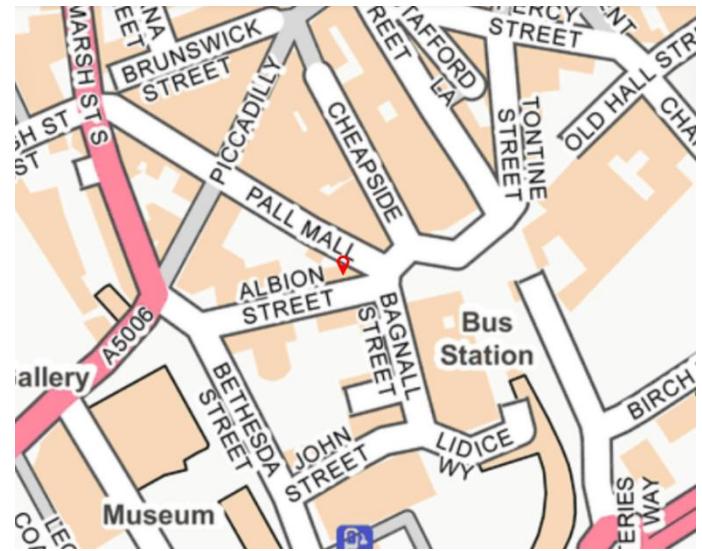
The property is available to let by way of a Shorthold Tenancy Agreement for a minimum of 12 months. Rent is paid monthly in advance by way of standing order. This property is available with a Deposit Free option which means that instead of paying a traditional five-week security deposit, you pay a fee of one week's rent + VAT (subject to a minimum of £120 + VAT) to become a member of a deposit free renting scheme which significantly reduces the up-front costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage.

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TOWN MAP



STREET MAP



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