

14, Adderley Mews Dividy Road, Stoke-On-Trent, ST2 0TL



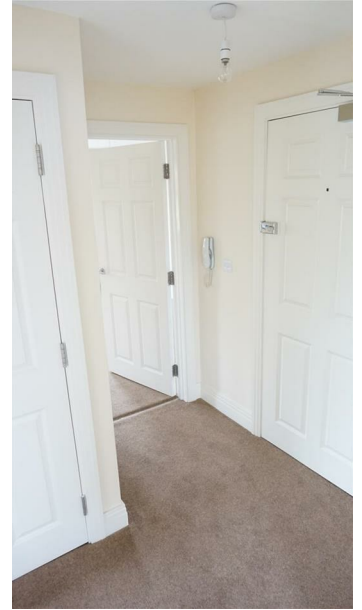
£425 PCM

OPEN 7 DAYS A WEEK

A superb opportunity to let this desirable modern day apartment in this popular Adderley Green development which offers good access roads around the City as well as being located near shops, schools and amenities. This beautifully presented apartment offers accommodation comprising of entrance hall, lounge / beautiful fitted kitchen / diner with built in electric hob, cooker, extractor, fridge along with enjoying a washer/dryer. The property offers a luxury bathroom and a master bedroom. Externally the property is set on maintained grounds with allocated off road parking for a vehicle. This property should be viewed at a prospective tenants earliest opportunity to avoid disappointment !

ENTRANCE LOBBY

With panelled front access door, inset peep hole, pendant light fitting, battery mains smoke alarm, access to loft space (not for tenant's use), intercom, two power points and door to;



BUILT IN AIRING CUPBOARD

With copper hot water cylinder, timer clock and programmer, electricity consumer unit and pendant light fitting.

SPACIOUS OPEN PLAN LOUNGE / KITCHEN / DINING ROOM 5.49m x 4.27m (18'0" x 14'0")

With three double glazed windows to front with inset Georgian pattern, two pendant light fittings, battery mains smoke alarm, two wall mounted electric heaters, TV aerial point and BT telephone point (subject to usual transfer regulations), a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in four ring brushed stainless steel electric hob unit with oven beneath and extractor hood above, stainless steel splash back, built in under counter fridge with inset mini freezer compartment, beech wood effect laminate flooring, built in Lamona washer/dryer, spurs for appliances and twelve power points.



MASTER BATHROOM 1.70m x 2.01m (5'7" x 6'7")

With frosted double glazed window to side with inset Georgian pattern, globe light fitting, extractor fan, white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap and thermostatic direct flow shower, ceramic oblong splash back tiling with mosaic tiling, ceramic tiled flooring and wall mounted electric heater.



MASTER BEDROOM 4.06m x 3.02m (13'4" x 9'11")

With two double glazed windows to front with inset Georgian pattern, pendant light fitting, Dimplex electric heater, TV aerial point, BT telephone extension and six power points.



EXTERNALLY

MAINTAINED GROUNDS

This property is set on a well maintained development and each apartment comes with one allocated parking space.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

TERMS

The property is offered to let for a minimum term of six months at £425.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £525.00 will be taken against damage/breakages etc. The tenant will be expected to pay a non returnable fee of £105.00 including VAT, on application, to cover the costs of referencing, preparation of lease etc and there will be an additional £50.00 including VAT if a guarantor is required. Sorry no pets. Sorry no smokers. Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status, there is a cost of £19.20 payment payable direct to Ifaqs Ltd for this check.

SERVICES

Main services of electricity, water and drainage are connected.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm