

76a Castle Street, Chesterton, Newcastle, Staffs, ST5 7LW



£550 Per month

Bob Gutteridge Estate Agents are pleased to offer to the market this first floor flat situated in this convenient Chesterton village location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A34. As you would expect this property offers the benefits of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance lobby, landing, open plan fitted kitchen/lounge diner, master bedroom and shower room. Viewing of this property is advised !

ENTRANCE LOBBY

A part panelled front access door, coat hooks, stairs to first floor landing with pendant light fitting, smoke alarm, access to loft space and doors to rooms including;



OPEN PLAN FITTED KITCHEN/LOUNGE DINER 5.28m maximum x 4.29m (17'4" maximum x 14'1")

With Upvc double glazed window to front and side aspects, two pendant light fittings, extractor fan, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, square edge work surface in oak effect with built in stainless steel sink unit with chrome mixer tap above, glazed splashback, vinyl cushion flooring to kitchen area, space for fridge/freezer, two panelled radiators, Virgin Media connection point (subject to usual transfer regulations), power points and door leads off to;



HALLWAY

With Upvc double glazed window to side, pendant light fitting, smoke alarm, panelled radiator, double doors reveal built in store cupboard providing ample domestic shelving and storage space and doors to rooms including;



BEDROOM ONE 3.63m x 3.23m (11'11" x 10'7")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, door to landing and power points.



FIRST FLOOR BATHROOM 3.00m x 2.39m (9'10" x 7'10")

With Upvc double glazed frosted window to side, extractor fan, enclosed light fitting, white suite comprising of low level WC, pedestal sink unit and panelled bath unit with thermostatic direct flow shower above, aqua boarding to splashback, double panelled radiator, vinyl cushion flooring and door to built in boiler cupboard housing a Baxi combination boiler providing domestic hot water and central heating systems.



COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council.

SERVICES

Main services of gas, electricity, water and drainage are connected.

TERMS

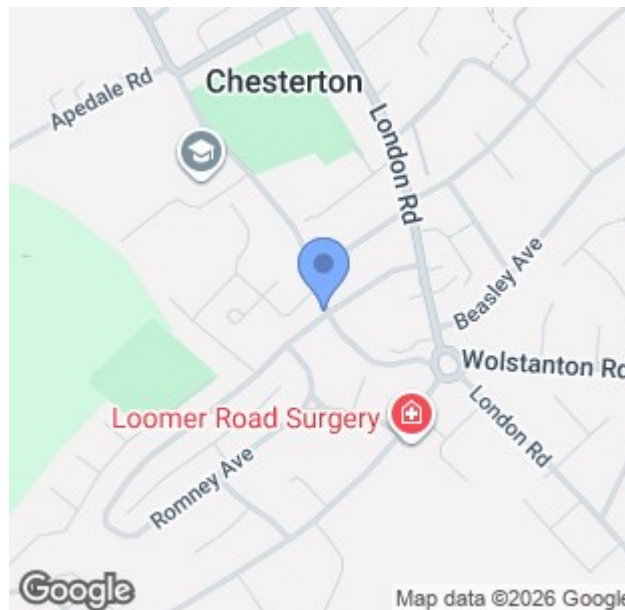
The property is offered to let at £550.00 per calendar month exclusive of council tax, utilities and all other normal outgoings. A deposit of £634.61 will be taken against damage/breakages etc.

The tenant will be expected to pay a holding deposit of £126.92 which, subject to successful referencing, will form part of the rent. The holding deposit will be forfeit if certain conditions are not met by the applicant as per the Tenant Fees Act 2019, further details can be obtained from the Agent prior to applying. Smoking is not permitted.

Before you are granted a tenancy, you will have to demonstrate your Right to Rent in the UK as introduced by the Immigration Act 2014.

VIEWING

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



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





ESTATE AGENTS & LETTINGS

Bob Gutteridge