



57 Willow Drive  
Cheddleton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



# Flat 1, Martin House, 57 Willow Drive Cheddleton Staffordshire, ST13 7FG



\* A very well presented one bedroom ground floor apartment situated on the popular St Edwards Park development.

\* The property benefits from double glazing and gas fired central heating.

\* Accommodation briefly comprises: Entrance Hall, Lounge / Kitchen, Bedroom and Bathroom.

\* Allocated parking.

\* Available immediately.

\* No Smokers or pets.

## Per Calendar Month £650 Per Calendar Month

Staffordshire - 01538 383344

leek@buryandhilton.co.uk

### Entrance Hall

Radiator. Storage cupboard.

### Kitchen / Living Room

29'2 x 14'5

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Integrated fridge / freezer, dishwasher and washing machine. Radiator x 2. Wall mounted central heating boiler.

### Bedroom

9'1 x 10'11

Radiator. Fitted wardrobes.

### Bathroom

Bath with shower over. W.c. Wash basin. Heated towel rail.

### Outside

Allocated parking space.

### Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

### Council Tax

Council Tax

The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

### Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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