



50 Clover Grove  
Leekbrook



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



# 50 Clover Grove

Leekbrook

Staffordshire, ST13 7AS



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acre(s)

\* This very well appointed one bedroom ground floor apartment enjoys stylish accommodation comprising: open plan lounge/dining kitchen, master bedroom and bathroom with modern white suite.

£625 Per Calendar Month



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

## Entrance Hall

Radiator. Storage cupboard.

## Living Room / Kitchen

22'4" x 10'2"

Radiator x 2. Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Plumbing point. Electric oven. Electric induction hob with extractor unit above. Cupboard housing central heating boiler.

## Bedroom

8'9" x 9'6"

Radiator. Fitted wardrobes.

## Bathroom

6'2" x 8'0"

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

## Outside

Allocated parking space and use of communal gardens.

## Viewing

By prior appointment via the Agent's Leek office

## Application

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



## REFERENCES

References through HomeLet will be applied for by Bury and Hilton.

## DEPOSIT

A DEPOSIT OF £625 WILL BE TAKEN

## Proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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		



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## Offices in:

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