



50 Clover Grove
Leekbrook



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

50 Clover Grove

Leekbrook

Staffordshire, ST13 7AS



1



1



1



C



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, rinser 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.

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	

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttexeter	01889 562811