



## 3 High Grove View, Kidsgrove Road, Stoke-On-Trent, ST6 5UB

**£750 Per Calendar Month**

- Apartment
- Unfurnished
- Pets not permitted
- 1 Bedroom
- off road parking
- Utility bills not included

# 3 High Grove View, Kidsgrove Road, Stoke-On-Trent ST6 5UB

**\*\*RECENTLY DECORATED\*\* NEW CARPETS\*\***

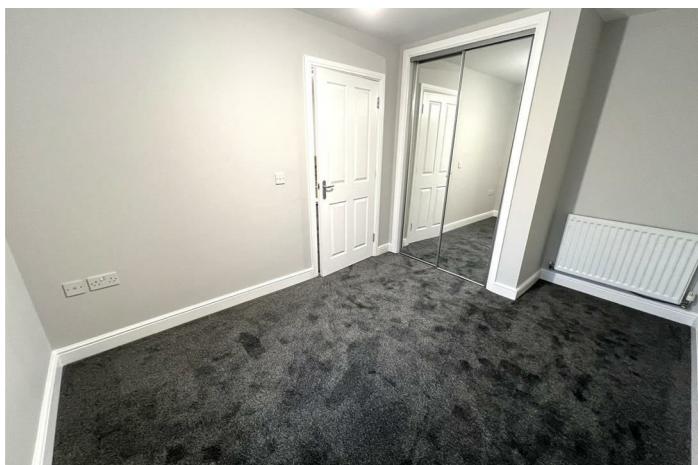
Self contained apartment located in Goldenhill, close to shops, amenities and major road networks.

The apartment is located on the first floor with access through the communal entrance.

The accommodation comprises; Entrance Hall, Bathroom, Study, open plan Kitchen / Living area, Bedroom with built in wardrobe. The property benefits from off road parking.



Council Tax Band: A



## ENTRANCE HALL

Carpeted, radiator, intercom system.

## STUDY

2.77m x 1.96m (9'1" x 6'5")

Carpeted, radiator.

## BATHROOM

1.61m x 1.98m (5'3" x 6'5")

Vinyl flooring, radiator, fitted with a white suite comprising: Bath with shower over, w.c, wash hand basin with vanity cabinet.

## OPEN PLAN KITCHEN / LIVING AREA

6.96m x 3.3m (22'10" x 10'9")

## KITCHEN AREA

Vinyl flooring, windows, to rear and side, fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer with mixer tap, extractor hood and integrated gas hob and electric oven.

## LIVING AREA

Carpeted, radiator, window to side.

## BEDROOM

2.77m x 3.87m max (9'1" x 12'8" max)

Window to side, fitted wardrobe with mirrored door, carpeted, radiator.

Style: First floor 1 bedroom apartment

Status: To Let

Availability: Now

Rent: £750 per calendar month, monthly in advance by standing order

Holding Deposit: £173.00

Deposit: £865.00 to be lodged with the Deposit

Protection Service

Other Costs: The tenant will be responsible for all normal utilities charges and Council Tax charges

Furnishings: unfurnished

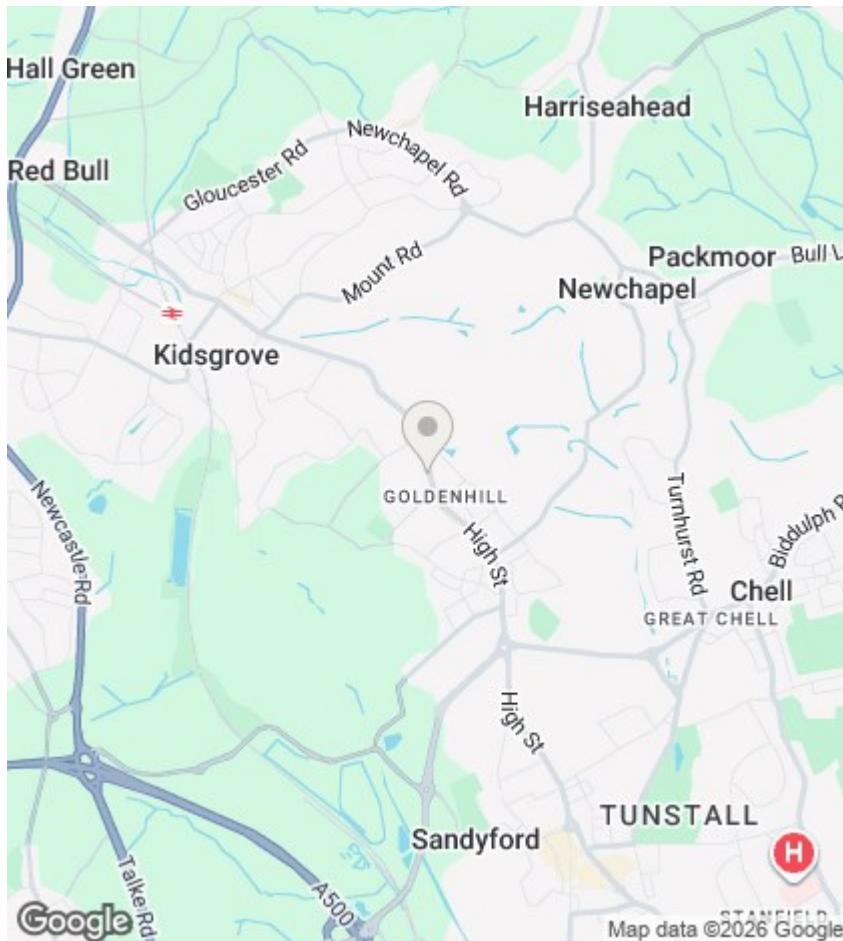
EPC Rating: B

Council Tax Band: Band A

Broadband: FTTP

Mobile Phone Signal: You are likely to have good coverage in the area with the following providers O2, Vodafone.

Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.



## Directions

## Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

## EPC Rating:

B

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