



## Flat 24 Stamer House 45 Quarry Avenue, Penkhull, Stoke-on-Trent, ST4 7EW

£800 PCM

- Second Floor Apartment
- Part Furnished
- Utility Bills not Included
- Open plan kitchen/lounge
- Two Bedrooms
- Off road parking
- Skylights
- Managed by Hammond Chartered Surveyors

# Flat 24 Stamer House 45 Quarry Avenue, Stoke-on-Trent ST4 7EW

Two bedroom, 2nd floor apartment, with scenic views in the popular location of Penkhull, ideal for the hospital and Newcastle.



Council Tax Band: A





#### ENTRANCE HALL

Laminate floor to entrance and carpets

#### BEDROOM ONE

Double bedroom including bed and wardrobe. Carpeted

#### BEDROOM TWO

Bedroom with single bed, carpeted

#### BATHROOM

Three piece bathroom suite with shower

#### OPEN PLAN KITCHEN/LOUNGE

Spacious living area with sky lights. Includes sofa, dining table and chairs, TV and TV unit, integrated kitchen with washing machine, fridge/freezer, dishwasher, oven, extractor fan and hob.

Style: Two Bedroom Second Floor Apartment

Status: To Let

Availability: 30th July 2025

Rent: £800.00 per calendar month, monthly in advance by standing order

Holding Deposit: £184.00

Deposit: £923.00 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: Part Furnished

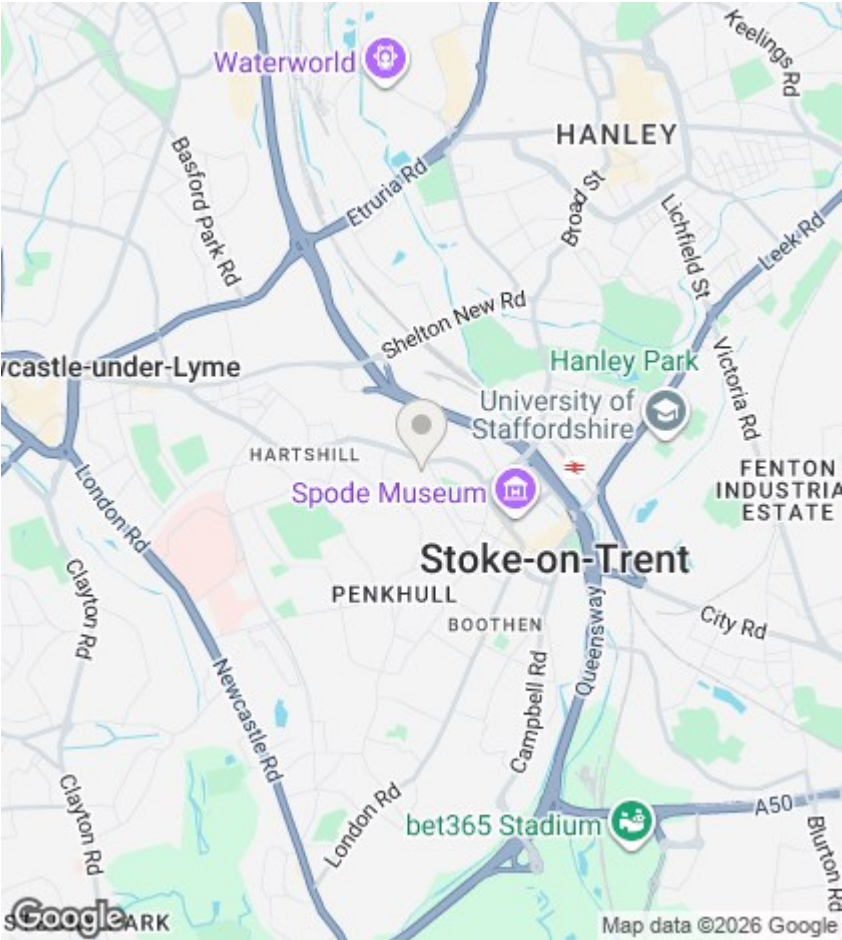
EPC Rating: C

Council Tax Band: Band A

Broadband: FTTC

Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, Three, 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:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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	