



Graham Watkins & Co

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6C Market Place, Leek, ST13 5HH



A One Bedroom Third Floor flat in the centre of Leek being within easy access of the market town's amenities.

Briefly comprising; Kitchen; Lounge; Bedroom; Shower Room with W.C. Shared utility room at ground level.

NO PETS.

**£280 Per Calendar Month
(Subject To Contract)**

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Located just off the Market Place in the centre of Leek's market town within easy walking distance of all amenities as well as public transport or commuting routes.

Directions

From our Leek office continue along Derby Street into the Market Place; turning right just after The Red Lion Inn through private gated access into a shared courtyard; the entrance to the property will be on your left hand side.

Accommodation Comprises

A ground floor entrance door to shared stairwell and utility room and up to the third floor flat.

Shared Stairwell

Fully carpeted with banister rail and lighting. A room to the bottom right houses a shared washing machine room facility.

Flat Entrance

A solid wooden entrance door leading into: -

Entrance Porch

With carpeted floor; BT phone point and smoke alarm.

Kitchen 2.878 x 1.722 (9'5" x 5'8")

With vinyl flooring; a range of base units with formica work surfaces over; inset stainless steel sink and drainer unit; a range of matching wall cupboards; space for an electric cooker; (2 ring Belling cooker can be included); wall hung gas boiler; built in cupboard houses the water cylinder and shelving. Radiator; electrical points; ceiling light point in a revealed beam ceiling.



Lounge 3.852 x 4.077 (12'8" x 13'5")

Fully carpeted with window to the front aspect overlooking the Market Place; fitted wardrobes housing hanging rails; shelving and electric fuse box; corner cupboard housing pre-pay gas meter (electric meter is held in basement); radiator; electrical points; two ceiling light points in exposed beam ceiling.



Bedroom 3.302 x 3.090 (10'10" x 10'2")

Fully carpeted with window to the front aspect overlooking the Market Place; two double fitted wardrobes; radiator; electrical points; ceiling light point in revealed beam ceiling.



Shower Room

With carpeted flooring; low flush W.C. ; pedestal wash hand basin and enclosed shower cubicle with mains fed shower; ceiling light point and extractor fan.



Services

We believe all mains services are connected. Gas is on pre-payment meter in flat; Electricity is on main meter to be read in basement.

Viewings

By prior arrangement through the Agent.

Deposit

The tenancy deposit will be £320. This will be held by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/ leasehold status of the property.

Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.co.uk;
www.OnTheMarket.com

Energy Performance Certificate



Flat 6c, Market Place, LEEK, ST13 5HH

Dwelling type: Top-floor flat
 Date of assessment: 24 April 2019
 Date of certificate: 29 April 2019
 Reference number: 8891-6524-5390-0154-2926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 37 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,239

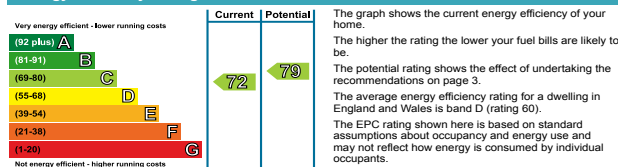
Over 3 years you could save: £ 345

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 90 over 3 years	£ 90 over 3 years	
Heating	£ 957 over 3 years	£ 612 over 3 years	
Hot Water	£ 192 over 3 years	£ 192 over 3 years	
Totals	£ 1,239	£ 894	You could save £ 345 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 201
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 141

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.