



**Graham Watkins & Co**

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## 67C Ashbourne Road, Leek, ST13 5AU



**A newly refurbished and spacious ground floor flat; having had a new Kitchen; new Bathroom and fully decorated throughout this delightful home offers a choice of living accommodation in a 1/2 Bedroom layout incorporating Hallway; Two Bedroom/Reception Rooms; Lounge; Kitchen; Utility and Bathroom; with the added bonus of parking for one vehicle to the rear beyond the enclosed gated yard.**

**Viewing is a must to appreciate the size and quality of property on offer.**

**£450 Per Calendar Month  
(Subject To Contract)**

Messrs. 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;
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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 outside the centre of Leek's market town centre this property is in prime position to enable walking to the town; use of local amenities such as public houses, clubs; corner shop and supermarket and easy access to all commuting routes.

## Directions

From our Leek office take the A523 Ashbourne Road and proceed for approximately ½ a mile where the property will be found on your left hand side; identified by our "To Let" board.

## Accommodation Comprises

A wooden entrance door leading into: -

### Hallway 4.503 x 0.791 (14'9" x 2'7")

Benefitting from laminate flooring; with BT phone point and ceiling light point.

### Bedroom One / Reception One 4.677 x 3.800 (15'4" x 12'6")

With fully fitted new carpet; UPVC double glazed bay window to the front aspect; inglenook fire space; radiator; electrical points and ceiling light point.



### Bedroom Two / Reception Two 4.299 x 3.323 (14'1" x 10'11")

With fully fitted new carpet; UPVC double glazed patio doors to the rear aspect and yard; inglenook fire space; radiator; electrical points and ceiling light point.



### Lounge 4.111 x 3.202 (13'6" x 10'6")

With continued laminate flooring from the Hallway; two UPVC double glazed windows to the side aspect; inglenook fire space; useful under stair store cupboard; radiator; electrical points; aerial point and ceiling light point.



### Kitchen 3.178 x 1.983 (10'5" x 6'6")

Benefitting from a tiled floor; with UPVC double glazed windows to the side aspect; UPVC door to the rear aspect and yard; the suite comprises a range of base units with solid oak work surfaces over and tiled splash backs; inset stainless steel sink and drainer unit with mixer tap; built in "Zanussi" electric oven with gas hob with extractor hood over; radiator; electrical points and ceiling light point.



### Utility 1.867 x 1.198 (6'2" x 3'11")

With continued tiled flooring from the Kitchen; UPVC double glazed frosted window to the side aspect; wall hung "Main" combi boiler; plumbing for an automatic washing machine; space for a tall fridge freezer; electrical points; ceiling light point; imitation loft hatch.

## Bathroom

With continued tiled flooring; UPVC double glazed frosted windows to both side and rear aspects; the suite comprises a bath pan with mains fed shower over and glass shower screen; tiled bathing area; pedestal wash hand basin; low flush W.C.; radiator and ceiling light point.



## Outside

An enclosed gated yard area with walled boundary.  
One parking space to the rear; on the left as you look out.



### **Services**

We believe all mains services are connected.

### **Viewings**

By prior arrangement through the Agent.

### **Deposit**

Is typically equal to five weeks rent but may vary. 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, quasi easements 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](http://www.grahamwatkins.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.co.uk](http://www.primelocation.co.uk)

## Energy Performance Certificate



Ground Floor Flat, 67 Ashbourne Road, LEEK, ST13 5AU

**Dwelling type:** Ground-floor flat **Reference number:** 9828-3093-7235-3155-9970  
**Date of assessment:** 12 May 2015 **Type of assessment:** RdSAP: existing dwelling  
**Date of certificate:** 12 May 2015 **Total floor area:** 63 m<sup>2</sup>

### Use this document to:

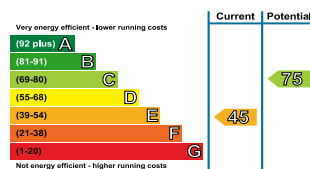
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,636</b>
<b>Over 3 years you could save</b>	<b>£ 2,052</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 129 over 3 years	
Heating	£ 2,742 over 3 years	£ 1,125 over 3 years	
Hot Water	£ 699 over 3 years	£ 330 over 3 years	
<b>Totals</b>	<b>£ 3,636</b>	<b>£ 1,584</b>	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 93	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 954	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 270	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.