



Graham Watkins & Co

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8 Ashbourne Road, Leek, ST13 5AS



A one bedroomed flat, finished to a good standard, with fitted carpets and vinyl flooring and with good sized windows allowing lots of natural light in as well as views of the surrounding area. The property is situated within Leek town centre and is within walking distance of an abundance of local shops and services. No pets.

**£360 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;
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

The property is located close to the town centre and within easy walking distance of the town centre and all local amenities.

Directions

From the monument proceed up Ashbourne Road just a very short distance and the property is on the right hand; identifiable by the agents To Let board.

Accommodation Comprises

Front Entrance Door

Leading into:-

Entrance Porch

With cupboard housing smart meter, electric meter and water stop tap; then fully carpeted staircase with wooden banister rail gives access to the first floor flat.

Kitchen 2.735 x 3.191 (9'0" x 10'6")

Having a range of base cupboards also incorporating the gas meter box; and stainless steel sink unit with mixer taps, plumbing for automatic washing machine and gas cooker, wall shelf, "Alpha" combi-boiler, two UPVC double glazed windows to rear aspect and one to the front aspect; double radiator, strip lighting, 7 electrical points, CO alarm and heat detector and vinyl floor covering.



Bathroom

With a UPVC double glazed window to rear aspect, suite comprising bath pan with shower over and curtain rail, pedestal wash hand basin, low level WC, large cupboard, radiator, towel rail, toilet roll holder, ceiling light point, vinyl floor.



Bedroom 2.908 x 2.434 (9'7" x 8'0")

With UPVC double glazed window to front aspect, fully fitted carpet, radiator, ceiling light point and 4 electrical points.



Living Room 3.331 x 3.103 (10'11" x 10'2")

Having a UPVC double glazed window to front aspect, newly fitted carpet, double radiator, ceiling light point, BT phone point, aerial point and 6 electrical points.



Services

All mains services are connected.

Viewings

By prior arrangement through the Agents.

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.zoopla.co.uk

www.rightmove.co.uk;

Energy Performance Certificate



8, Ashbourne Road, LEEK, ST13 5AS

Dwelling type: Top-floor flat
 Date of assessment: 23 June 2014
 Date of certificate: 23 June 2014

Reference number: 8454-7726-2890-8467-9922
 Type of assessment: RdSAP: existing dwelling
 Total floor area: 36 m²

Use this document to:

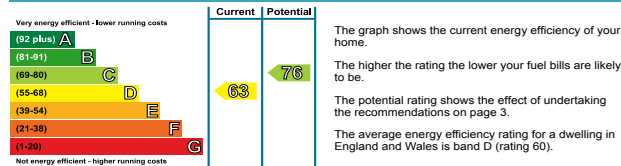
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,596
Over 3 years you could save	£ 546

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 75 over 3 years	£ 75 over 3 years	
Heating	£ 1,293 over 3 years	£ 771 over 3 years	
Hot Water	£ 228 over 3 years	£ 204 over 3 years	
Totals	£ 1,596	£ 1,050	You could save £ 546 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 435	✓
2 Heating controls (room thermostat)	£350 - £450	£ 42	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 69	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.