



White Lion

Ashbourne Road, Leek, ST13 5AS

£550 Per month



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CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

TO LET "A superb One Bedroom unfurnished Second Floor Apartment conveniently located in the centre of the market town of Leek.

The accommodation is deceptively light and spacious with the added advantage of off road parking."



Denise White Estate Agents Comments

A well presented, modern Second Floor Apartment located in a fantastic position in the center of the market town of Leek.

Accessed via a wrought iron staircase at the rear of the property, the accommodation is light, spacious and briefly comprises:- Entrance Hall, Open Plan Living Kitchen, One Double Bedroom and Bathroom. Externally there is a communal yard to the rear that provides off road parking for one vehicle.

Situated in the town center with shops, restaurants, bars and amenities right on your doorstep! Viewing is highly recommended.

Entrance Hall 11'2" x 3'3" (3.42 x 1.01)

Entrance door. Carpet. Radiator. uPVC dogle glazed window to the front aspect. Ceiling spotlights. Doors leading into:-

Bedroom 12'9 x 7'5 extending to 11'4 max (3.89m x 2.26m extending to 3.45m max)

Carpet. Two Velux windows to the rear aspect fitted with black out blinds. Radiator. Ceiling Light.

Open Plan Living Kitchen 11'1 extending to 16'9 x 17'3 max (3.38m extending to 5.11m x 5.26m max)

Lounge Area 17'3" x 11'1" (5.28 x 3.38)

Carpet. Two Radiators. Two uPVC windows to the front aspect. Ceiling light and spots. Wall light. Door in to the Bathroom. Opening into:-

Kitchen Area 9'4" x 6'0" (2.87 x 1.83)

Fitted with a range of wall and base units with stainless steel sink and drainer unit with mixer tap. Space for Cooker and Fridge Freezer. Plumbing for automatic washing machine and dishwasher. Two Velux windows to the rear aspect.

Bathroom 7'6" x 5'6" (2.31 x 1.68)

Fitted with a white suite comprising of paneled bath with shower over, low level WC and pedestal wash hand basin. Laminate tiled floor. Part tiled walls. Radiator. Ceiling light. Velux window to the rear aspect.

Outside

To the rear of the property there is a communal yard providing off road parking for one vehicle.

Agents Notes

Services: All mains services connected
Council Tax: Staffordshire Moorlands Band A

About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Dunn-Fox, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 12 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

References

Employment References would be required

Deposit

Deposit - Is typically equal to five weeks' rent but may vary. In this case the Deposit would be £548.00 This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit
1 weeks rent holding deposit which is deducted off your rent when the tenancy starts.

Proof of ID

Proof of ID - In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. These need to be a passport or photographic UK driving licence and a recent (within three months) utility bill, bank statement or council tax bill.

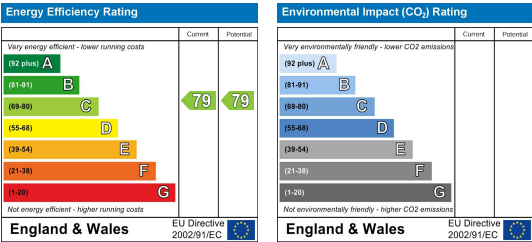
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.