



Hinson Parry

& COMPANY

Chartered Surveyors
Valuers, Auctioneers & Estate Agents

TO LET

**FLAT 1 29 HIGH STREET
ECCLESHALL ST21 6BW**

Large Two Bedroom Flat with Garden and Garage

Convenient Location near to Eccleshall Town Centre

Gas Fired Central Heating

Rental £525 per calendar month



LEASE:	6 Months Assured Shorthold Tenancy
RENTAL:	£525 per calendar month
DEPOSIT:	£525 (Refundable)

OFFICES AT
ECCLESHALL • NEWCASTLE-UNDER-LYME • LICHFIELD

Please reply to
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Flat 1, 29 High Street, Eccleshall, Stafford, ST21 6BW

The property comprises a large two bedroom first floor flat located within an attractive courtyard to the rear of 29 High Street, Eccleshall. The property benefits from a garage and sole use of the garden to the rear of the property.

Accommodation

- Ground floor entrance lobby with storage area
- Hall/reception room
- WC with wash hand basin
- Large living room with vaulted ceiling and French windows leading to feature balcony overlooking the courtyard
- Kitchen with wall and base units, gas cooker and plumbing for washing machine
- Two double bedrooms
- Bathroom with bath, shower, WC and wash hand basin

Outside

- Garage
- Garden

General

- Fully carpeted
- Gas central heating

Council Tax

Council Tax Band A

For further information regarding Council Tax please contact Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ (Tel: 01785 619 000)

Lease Terms

The property is available on an initial term of six months at a rental of £525.00pcm. A deposit of £525.00 is required which is refundable at the end of the tenancy (subject to a final inspection). The property is available unfurnished. The tenant is to be responsible for the maintenance of the garden.

Viewing

Strictly by appointment through the agents.

Energy Performance Certificate

[Pending]

PROPERTY MISDESCRIPTIONS ACT 1993; PLANS SCHEDULES AND DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

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