

TO LET



Etruria Court, Off Humbert Road

2 Bedrooms, 1 Bathroom, Apartment

£795 pcm



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Apartment,
2 bedroom, 1 bathroom

£795 pcm

Date available: 22nd March 2025

Deposit: £917

Unfurnished

Council Tax band: B

- 2 Bedroom modern apartment
- Walking distance to Festival Park
- Lounge
- Kitchen
- Bathroom
- Off Road Parking
- Council tax band B

WALKING DISTANCE TO FESTIVAL PARK. Martin and Co are delighted to offer for rent this lovely modern two bedroom apartment situated on a popular development close to Festival Park and Hanley town centre. The property comprises open plan lounge/kitchen and bathroom with shower over the bath. Outside there is off road parking.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.