

**TO LET**



**Stone Road, Trent Vale**

**1 Bedroom, 1 Bathroom, Flat**

**£700 pcm**



## Stone Road, Trent Vale

1 Bedroom, 1 Bathroom

£700 pcm

Date available: 30th April 2026

Deposit: £807

Unfurnished

Council Tax band: A

- First Floor Apartment
- One Bedroom
- Lounge/Diner
- Kitchen
- Off Road Parking
- Modern Built Apartment
- Convenient Location

COMMUNAL ENTRANCE HALL Intercom security access to communal hallway, stairs to upper floor.

COMMUNAL ENTRANCE LANDING Double glazed window to side elevation, doors to apartments.

### KITCHEN/ LOUNGE DINER

KITCHEN AREA 8' 5" x 7' 7" (2.578m x 2.336m) Door to rear elevation, double glazed window to side elevation, comprising arrange of wall, base and drawer units with roll top work surface over, incorporating stainless steel sink and drainer with mixer tap, tiled splash back, stainless steel hob with stainless steel extractor fan over, built-in stainless steel oven, recess for washing machine and fridge, spotlights to ceiling.

LOUNGE/DINER 13' 1" x 12' 0" (4.004m x 3.663m) Double glazed window to front elevation, TV and phone point, cupboard housing gas boiler, radiator.

BEDROOM 12' 9" x 8' 6" (3.911m x 2.609m) Double glazed window to front and side elevation, TV point, radiator.





**BATHROOM** 7' 11" x 5' 1" (2.433m x 1.572m) Double glazed window to side elevation, comprising low level WC, pedestal wash hand basin with tiled splash back, panelled bath with shower mixer tap and shower screen, part tiled walls, radiator.

**EXTERNALLY** To the front of the property is an allocated parking space for the apartment, whilst to the side of the property is a communal garden area being laid to lawn, also a communal cycle shed.

**PARKING AREA** One allocated parking space to front of the property.

**CYCLE SHED** Communal cycle shed.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		



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