

TO LET



New Bernard Street, Hanley

2 Bedrooms, 1 Bathroom, Apartment

£795 pcm



New Bernard Street, Hanley

Apartment,
2 bedroom, 1 bathroom

£795 pcm

Date available: 14th December 2024

Deposit: £917

Unfurnished

Council Tax band: B

- 2 Bedroom apartment
- Open plan lounge and kitchen
- Bathroom
- Allocated parking
- Lift to all floors
- Town centre location
- Immaculate condition

Martin & Co are pleased to bring to the market this stunning two bedroom apartment in the heart of Hanley centre on the sought after Saxon Place development. The block has the added benefit of a lift to all floors and is within walking distance from the bus station and the potteries shopping centre. The property briefly comprises of an entrance hallway with storage cupboard, open plan kitchen/diner/living area, 2 bedrooms, and a 'Jack and Jill' style bathroom. Included in the rent is ONE allocated parking space and ONE storage unit.

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |



Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com <http://www.martinco.com>

01782 262880



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.