

## 1 Bed Flat In Tattershall Court Cliffe Vale, Stoke-On-Trent, ST4 7GH £675 Monthly





## SHORT DESCRIPTION

Property Ref: 16059 Located in the popular Cliffe Vale area, this first-floor one-bedroom apartment offers excellent access to the A34 and A500, and is well placed for Festival Park, BET365, the Royal Stoke University Hospital, and both Hanley and Newcastle town centres. The property benefits from UPVC double glazing, electric heating and well-kept communal grounds, along with an allocated parking space. Inside, the layout includes an entrance hall, a useful utility cupboard, an open-plan living-kitchen-dining space, a double bedroom and a shower room. Accommodation Entrance Hall A welcoming hallway featuring carpeted flooring, LED ceiling lighting, wall-mounted electric heater and access to all rooms a double storage cupboard. Utility - Airing Cupboard Houses the hot water cylinder, consumer unit and washing machine plumbing, with carpeted flooring and practical storage space. Open Plan Lounge - Kitchen - Dining Area 6.1m x 3.3m (max) A bright and versatile living space with a UPVC sliding patio door to the rear with Juliette balcony, offering pleasant views over the canal. The kitchen area is fitted with a range of oak effect wall and base units, complemented by rounded edge worktops. Appliances include an electric hob with extractor, built in oven, stainless steel sink with mixer tap and splashback. The room features a mix of carpet and vinyl flooring, electric heater, TV aerial point and telephone connection (subject to provider). Bedroom 3.6m x 2.6m (max) A comfortable bedroom with a rear facing UPVC window overlooking the canal, pendant lighting, wall mounted heater and telephone point. Shower Room 2.1m x 1.4m Fitted with a white suite comprising a dual flush WC, pedestal wash basin and shower enclosure with thermostatic controls. Additional features include splashback tiling, extractor fan, enclosed LED lighting, heated towel rail and vinyl flooring. External The apartment benefits from an allocated off road parking space and sits within maintained communal grounds. Letting Conditions Prospective tenants must i) demonstrate their eligibility (right to reside) under the Right to Rent Act 2014, ii) pass affordability checks and iii) provide a guarantor who owns property within the UK. No Smoking or vaping. Property Type: Flat Full Renting price: £675.00 Pricing Options: Fixed Price Council tax band: A EPC rating: B Measurement: 387.501 sq.ft. Parking: Allocated Heating Type: Double Glazing, Electric Heating -----

1

Bed Room(s)

1

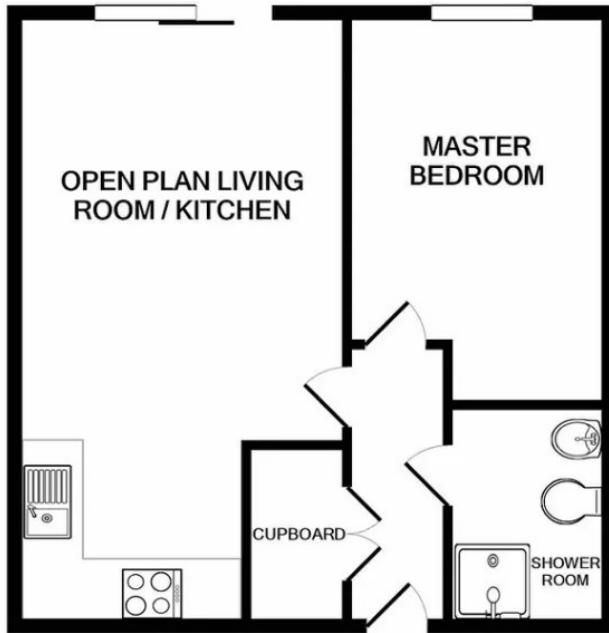
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL APPROX. FLOOR AREA 387 SQ.FT. (36.0 SQ.M.)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	36 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is B. It has the potential to be B.

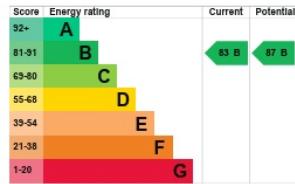
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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