



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED COTTAGE FOR RENT - £1,750 PER MONTH

NORTHESK STREET, STONE, STAFFORDSHIRE, ST15 8EP



KEY FEATURES

• 3 BEDROOM DETACHED COTTAGE • DESIGNATED PARKING • SPACIOUS LOUNGE • MODERN DINING/KITCHEN • GROUND FLOOR BEDROOM WITH EN-SUITE • 2 FURTHER BEDROOMS WITH EN-SUITES • UNDERFLOOR HEATING & DOUBLE GLAZING • WALKING DISTANCE OF TOWN & STATION

DESCRIPTION

Austin & Roe have great pleasure in offering TO LET this Three Bedroom Luxury Detached Cottage with designated parking in the newly converted Stone Police Station, situated in the sought after market town of Stone with its bespoke shops, many restaurants and bars.

The property comprises Entrance, Living Room, Dining Kitchen, Bedroom with En-Suite Shower Room on the Ground Floor and on the First Floor are Two further Bedrooms both having En-Suite Shower Rooms. The property benefits from underfloor heating and double glazing.

The exquisite fusion of contemporary styling and original character features in this prestigious development in the heart of the vibrant market town of Stone. This select development boasts elegantly presented high specification One and Two bedroom stunning apartments. Buyers have the unrepeatability opportunity of savouring an unbeatable location, alongside truly luxurious home-living. The fantastic digital floorplans candidly showcase what will be stunning apartments. These lavish properties have been individually designed by an architect, to give buyers that elevated life-style.

Offered Unfurnished.
Available End of March.

Council Tax Band D
Mains Electricity & Gas
Mains Water, Drains and Sewerage
Broadband FTTC
Mobile Coverage
Low risk of flooding.

The Old Police Station is close to the park, less than half a mile from the Railway Station and just a couple of minutes walk from the Town Centre Centre.

LOCATION

From our office in Stone walk up Radford Street, take a left into Northesk Street and you will find the entrance to the development on your left.

GROUND FLOOR

AREAS - Total Area 145sqm

Floor area (121 sqm)

Living room (21 sqm)

Kitchen (17sqm),

Bedroom 1 (19sqm), En-suite (5 sqm)

Bedroom 2 (19 sqm) En-suite (5 sqm),

Bedroom 3 (12 sqm) En-suite (7 sqm)

INTERNAL DOORS & WINDOWS - Bespoke panelled timber doors throughout.

High-quality brushed chrome ironmongery.
double glazed heritage sash windows

LIGHTING & ELECTRICAL - ED spot lighting to kitchen areas.

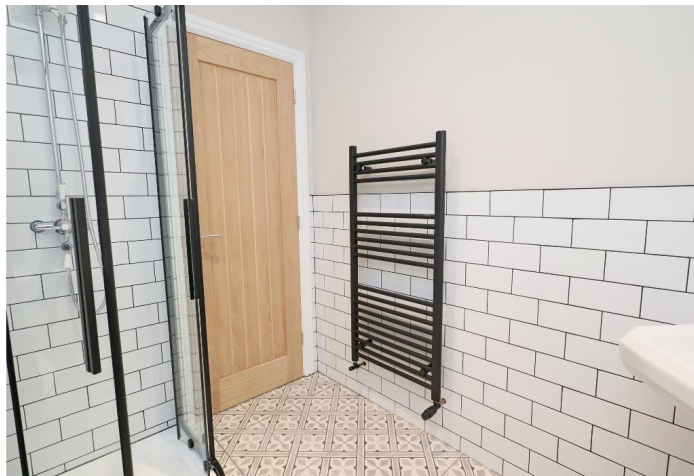
LED under cupboard kitchen lighting.

LED downlights to entrance hall and bathrooms.

Sockets and lighting switch plates finished in chrome.

Data and TV points in all living rooms and bedrooms.

super-fast fibre internet to all apartments.



EN-SUITE SHOWER ROOMS - Under floor heating

Ceramic designer floor tiles.

White ceramic brick tiles to walls & Shower areas.

White enamel heritage basins Brushed chrome mixer taps.

Brushed chrome wall-mounted shower. Close coupled WC with soft-close seat and dual-flush plate.

Towel rail with heated wall panel.

Anthracite frameless shower door.

KITCHEN SPECIFICATIONS - Bespoke designer kitchen & wall units each taylored to suit each individual apartment

Inset sink with double lever mixer tap. Ceramic brick-tiled splash back.

NEFF electric oven

NEFF induction hob

Indesit integrated fridge/freezer NEFF integrated dishwasher

HEATING AND COOLING - Underfloor heating throughout all apartments**FLOORS** - Luxury vinyl wood-effect flooring to hallway, living room, kitchen and bedrooms.

Ceramic tiling to all bathrooms.

CCP DEVELOPMENTS - RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WHERE NECESSARY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENANCY INFO

NO ADMINISTRATION FEES

NO PETS PREFERRED

NO SMOKERS

We are members of the following.

TDS Membership No. EW105143

The Property Ombudsman Scheme Membership No. T02157

Property Mark Client Monies Protection CO130967

