



...we tick all the right boxes

TO LET:

£495 PCM

Flats on Foregate Street/Sash Street

Foregate Street
Stafford
Staffordshire
ST16 2PR

**AWAITING
CLIENT
APPROVAL**



A range of first floor 2 bed apartments
Close proximity to Stafford Town Centre
Gas fired central heating
Recently refurbished with kitchen and carpets
White uPVC bathrooms suites with shower over bath

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GENERAL DESCRIPTION

A range two bed first floor apartments are available located on Foregate Street and Sash Street close to Stafford Town Centre. All available properties have the benefit of uPVC double glazing and gas fired central heating, white bathrooms suites with over the bath shower and fitted kitchens. They are well presented recently decorated throughout in neutral colors and recently newly fitted carpets.

LOCATION

Situated on the roadside of Foregate Street (A34) adjacent to Greyfriars Place the retail park. On leaving Stafford Town Centre on Queensway head towards the Snowhill roundabout along the A34. Take the 3rd exit onto Gaol Road (B5066) leading to St Patrick's Street on the left, at the junction turning left again onto Foregate Street, access to the apartments is on the ground floor to the left on Sash Street.

ACCOMMODATION

Flat 59a Foregate Street

Kitchen	8" 3'	x	9" 5'
Lounge	12" 5'	x	15" 6'
Bedroom 1	9" 1'	x	15" 7'
Bedroom 2	8" 5'	x	12" 8'
Bathroom	6"	x	6"

Flat 1a Sash Street

Kitchen	7" 6'	x	7" 2'
Lounge	10" 9'	x	14" 4'
Bedroom 1	10" 9'	x	7" 1'
Bedroom 2	10" 7'	x	11" 5'
Bathroom	8" 2'	x	4" 8'

VAT

The rent will not be subject to VAT.

SERVICES

All mains including electricity, gas and water are connected. Please note that no services have been tested by the agents.

COUNCIL TAX

An enquiry with the local authority, Staffordshire Borough Council
Band A – £946.81

Note : A single occupier qualifies for a 25% discount.

EPC RATING

59a Foregate Street – Rating E – 53
1a Sash Street – Rating E – 54

TENURE

The property is available to let by way of a Shorthold Tenancy Agreement for a minimum of 6 months. Rent is paid monthly in advance by way of standing order and the tenant is to provide a rent deposit equal to one month's rent, which will be refunded to the tenant at the end of the agreement provided all terms and conditions

within the Shorthold Tenancy Agreement have been observed. A charge of £95 (including VAT) will be levied for the cost of referencing a sole tenant or £125 (including VAT) for a couple (using Homelet referencing service) together with the preparation of the Shorthold Tenancy Agreement. The above charges are non-refundable.

VIEWING

Strictly by appointment through agents:

Rory Mack Associates

Tel: 01782 715725

Fax: 01782 715726

Email: enquiries@rorymack.co.uk

Website: www.rorymack.co.uk

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Internal Photographs

59a Foregate Street



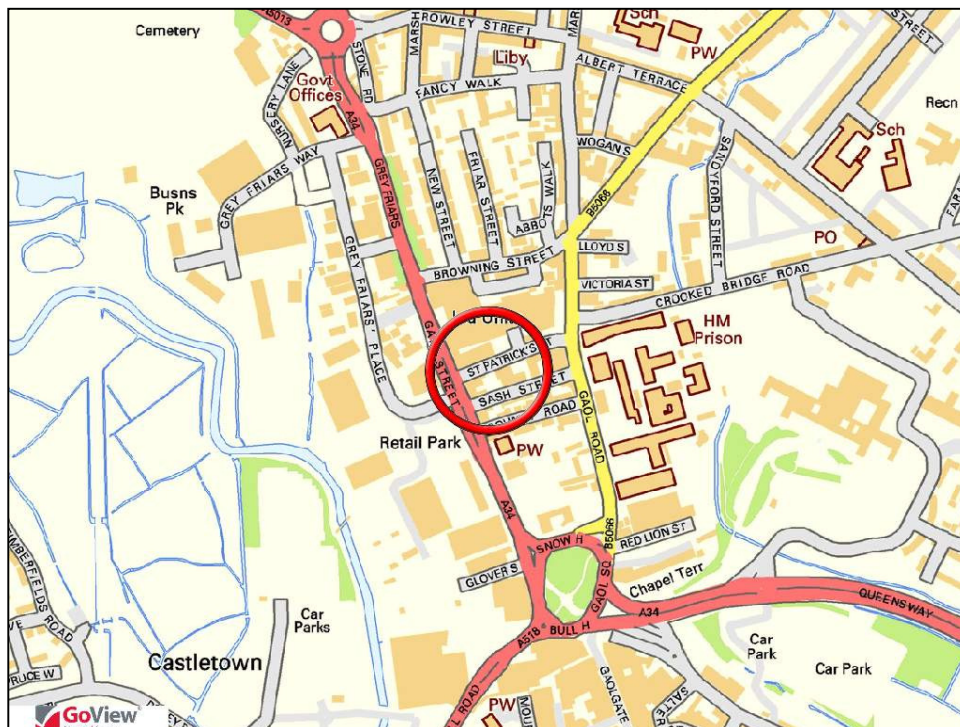
1a Sash Street



ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

