



**7 Hartshill House, St. Andrews Square
Stoke-On-Trent ST4 7GD**

£695 PCM

Hyde Estates are pleased to offer this two bedroom top floor apartment to rent. The property is well presented throughout and benefits communal residents parking. Offered unfurnished and available now.

Located in a popular area with easy access to Richmond Street Park, Staffordshire University and many other amenities.

Please note successful applicants are required to collect the keys from our office in Prestwich, Manchester.



Accommodation

Accommodation briefly comprising; lounge with juliet balcony, eat in kitchen fitted with wall and base units, contrasting worktops and tiled splashbacks. Integral electric oven, four ring gas hob and extractor hood. Space for washing machine, fridge freezer and dining table and chairs. Two bedrooms, one of which features a further juliet balcony and bathroom with modern white suite of bath with overhead shower, washbasin and wc. Tiled splashbacks and vinyl flooring.

Room Measurements

Lounge - 16'11" x 9'4"

Eat in Kitchen - 11'11" x 9'4"

Bedroom 1 - 14'4" x 7'9"

Bedroom 2 - 12'2" x 7'8"

Bathroom - 6'11" x 6'2"

Parking

Communal residents parking available.

Additional Information

Also features; entry phone access system, gas central heating and uPVC double glazing.

Council Tax

Stoke-On-Trent Council, Band B.

Viewings

Viewings to be arranged via Hyde Estates & Lettings on 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

