



**3 Richmond House, Stoke-On-Trent  
ST4 7GE  
£695 PCM**

Hyde Estates are pleased to present this one bedroom first floor apartment with resident parking. The property is well presented throughout and ideally located in the popular area of Hartshill, close to Staffordshire University, Royal Stoke University Hospital, Hartshill Park and supermarkets. Offered unfurnished and available now.



## Accommodation

Accommodation comprises; Entrance hallway with door entry phone, carpeted living room. The modern fitted kitchen offers a comprehensive range of wall and base mounted cupboards with plumbing for a washing machine and features integral gas hob, extractor hood, oven and stainless steel sink with mixer taps. There is one bedroom together with a three piece bathroom suite. Other benefits include gas central heating and uPVC double glazed windows.

## Parking

Communal residents parking available.

## Additional information

Other benefits include gas central heating and uPVC double glazed windows. Secure intercom access.

## Council Tax

Stoke-On-Trent Council, Band A.

## Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.

## Measurements

Living room: 17`5" x 8`11"

Kitchen: 11`10" x 5`9"

Bedroom 1: 13`8" x 8`4"

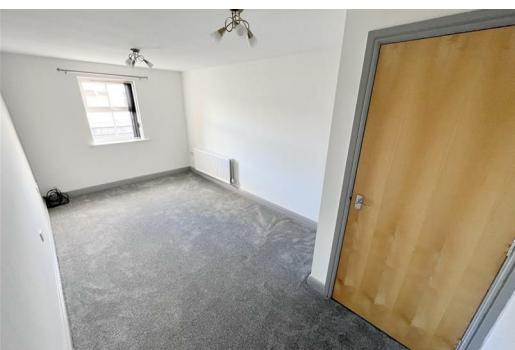
Bathroom: 7`9" x 5`6"

## Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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

