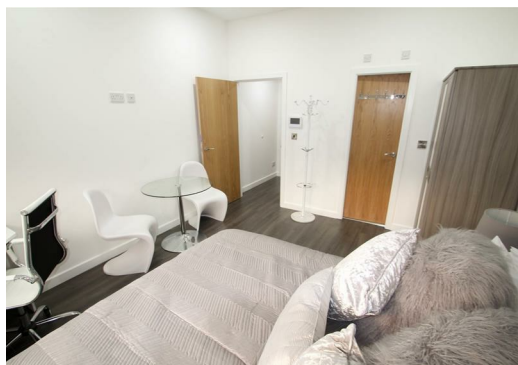
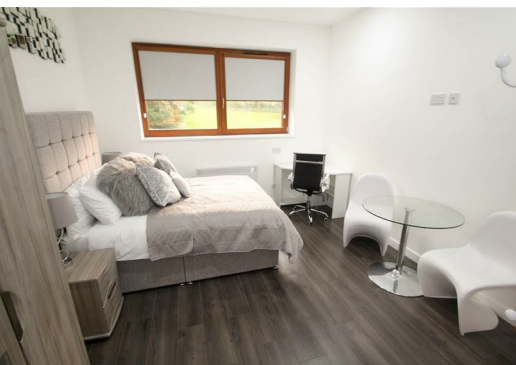




Lower Bryan Street, Hanley

Stoke-On-Trent, Staffordshire, ST1 5AT

£490 PCM



****RENT INCLUSIVE WATER, GAS, WIFI & TV LICENSE**NEW FULLY FURNISHED STUDIO LOCATED WITHIN WALKING DISTANCE TO HANLEY TOWN CENTRE**VIEWING ESSENTIAL****

A new development located within walking distance of Hanley town centre and Central Forest Park. Each studio comes equipped with a double bed, bedside tables, dining table, wardrobe, computer desk, kitchenette with microwave & fridge freezer and their own en-suite shower room. Communal kitchen with ovens, gas hobs, washing machine & dryers.

The rental price includes, cold water, hot water, gas, WIFI & TV Licence. Electric will be billed separately on actual usage.

Kitchenette



Having wall and base units with preparation worksurfaces over incorporating sink drainer. Integrated fridge freezer and microwave.

Studio

13'2 x 11'6 (4.01m x 3.51m)



Having double bed with matching bedside tables and two lamps. Triple wardrobe, desk with chair, dining table with two chairs, coat hanger, intercom system, electric heater and double glazed window to front.

En-Suite

5'7 x 5'5 (1.70m x 1.65m)

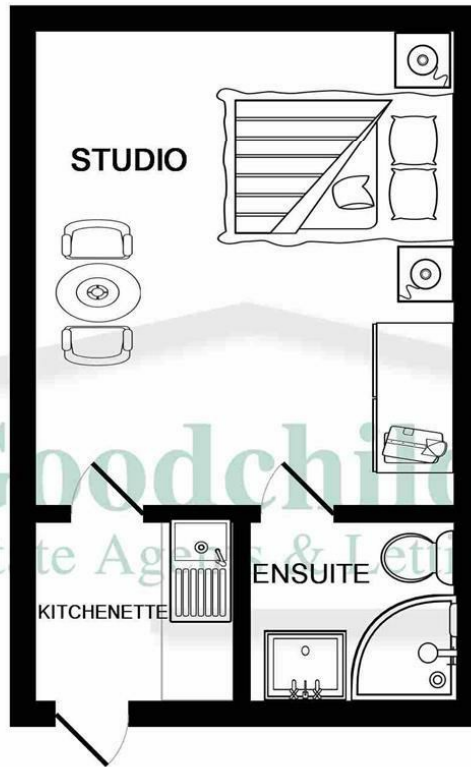


Having three piece suite comprising; shower cubicle, WC and wash hand basin. Part tiled walls, radiator and extractor fan.

Communal kitchen



Communal kitchen area providing cooking, washing and drying facilities. Having 3 ovens with hobs over, 3 washing machines & 3 tumble dryers.



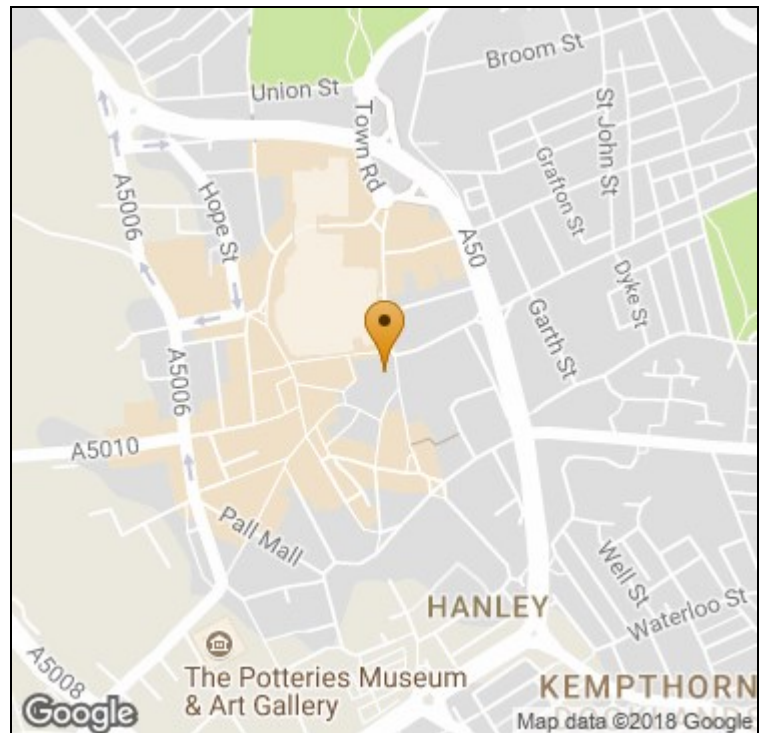
TOTAL APPROX. FLOOR AREA 235 SQ.FT. (21.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



t: 01782206713 e: r.norton@goodchilds-uk.com

www.goodchilds-uk.com