DAVIES WHITE PERRY
ESTABLISHED 1806

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17A High Street,
Gnosall,
ST20 0EX

£775 PCM

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A modern first floor flat situated in the centre of Gnosall close to all local amenities.

* UTILITY BILLS INCLUDED*

The flat briefly comprises private entrance door to the ground floor with stairs leading to the first floor reception room, fitted kitchen, double bedroom and shower room. To the ground floor is a shared utility/laundry room with the ground floor flat. Outside gravelled garden and parking area.

Rent is to include water, electricity and gas. The flat has gas CH.

Available beginning of October 2026.

Rent: £775pcm

Deposit: £894 (5 weeks)

Holding Deposit: ONE WEEKS RENT – This is to reserve a property. Your Holding Deposit will be retained if any relevant person (including any guarantor(s)) provide false or misleading information, fail a Right to Rent check, withdraw from the property, or fail to take all reasonable steps to enter into a Tenancy Agreement. We will inform you in writing within 7 days of our decision should we retain your Holding Deposit. When the Tenancy Agreement commences your Holding Deposit will be deducted from your first month's rent.

EPC: C (a copy of the energy performance certificate will be available upon request and will be issued prior to commencement of the tenancy)

Council Tax Band: A (Staffordshire Council)

Utilities: Mains electricity, water and drainage. Gas central heating boiler.

Broadband: Up to 10,000mbps

Mobile Signal/Coverage Indoors: EE Limited, Three Limited, O2 None, Vodafone None

Mobile Signal/Coverage Outdoors: EE Likely, Three Likely, O2 Likely, Vodafone Likely

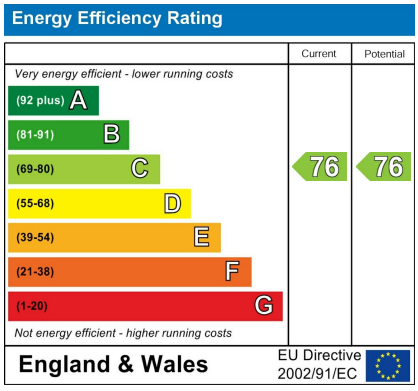
Parking: One off road parking space

Flood Risk: Rivers & Seas – No risk

Coastal Erosion Risk: None in this area

Coalfield or Mining Area: None in this area





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.