

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



Flat 2, 119b Hartshill Road, Hartshill, Stoke-On-Trent, ST4 7LU

£700 PCM

- Ready To Let Now!
- Comfortable Lounge (Or Bedroom Two)
- First Floor Flat
- Combi Boiler
- One Or Two Bedrooms
- Bathroom With Bath And Shower
- UPVC Double Glazing
- On Street Parking

READY TO LET AND AVAILABLE NOW! A SUPERB FIRST FLOOR FLAT

Flexible accommodation means that this flat can either offer you one or two bedroom accommodation depending on your requirements.

With the benefit of a fitted kitchen and a bathroom with a shower over the bath, the heating is from a gas fired combi boiler, the windows are UPVC double glazed units and there is a small paved patio at the front at ground floor level,

This flat is within walking distance of Royal Stoke University Hospital, Stoke Railway Station and the Staffordshire University Campus in Stoke.

Unrestricted on street parking is available in either Hartshill Road or round the corner in Gerrard Street.

For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

COMMUNAL ENTRANCE HALL

Composite front door. UPVC double glazed window. Fitted mat. Doors leading to Flat 1 and Flat 2.

FLAT TWO

Stairs to the first floor...

LANDING

New fitted stair and landing carpets. Radiator.

LOUNGE

17'0" x 11'11" (5.18 x 3.63)

New fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM ONE

13'0" x 11'2" (3.96 x 3.40)

New fitted carpet. Double radiator. UPVC double glazed window.

BEDROOM TWO/ DINING ROOM

11'9" x 9'3" (3.58 x 2.82)

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

8'11" x 4'11" (2.72 x 1.50)

Newly fitted! Tile effect vinyl flooring. Part tiled walls. Radiator. White suite including a wash basin in vanity unit, low level wc and shaped bath with shower fitting and screen. UPVC double glazed window. Extractor.

FITTED KITCHEN

11'11" x 7'0" (3.63 x 2.13)

Laminate flooring. White wall cupboards and base units together with new integrated electric hob, stainless steel cooker hood and under oven. Radiator. UPVC double glazed window. Concealed Baxi gas combi boiler for central heating and hot water.

OUTSIDE

This flat has the use of the paved patio area to the front of the property.



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord’s discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at theLandlord’s discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month’s rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark’s Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

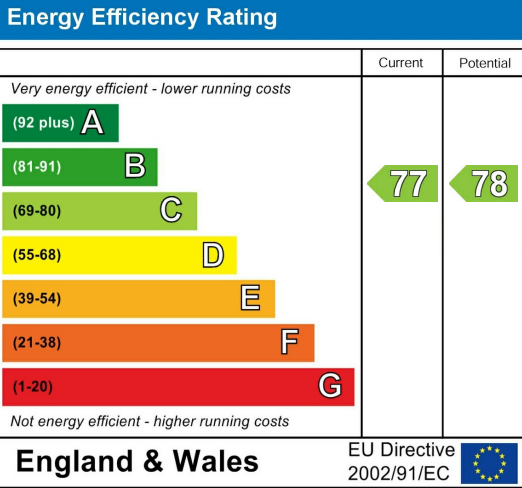
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PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

MATERIAL INFORMATION

- Rent - £700pcm
- Deposit - £807
- Holding Deposit - £161
- Council Tax Band - A
- Minimum Rental Term – 6 months



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk