Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



Flat 1 Tollgate Court Trentham Road, Longton, Stoke-On-Trent, ST3 3BH

£525 PCM

- Available To Let Now!
- Fully Fitted Kitchen
- UPVC Double Glazing
- Residents Car Park
- Ground Floor Flat
- Modern White Bathroom Suite
- Electric Heating
- One Bedroom

AVAILABLE NOW - A GROUND FLOOR FLAT IN A CONVENIENT LOCATION

A compact and fully modernised ground floor flat together with a first class fully fitted kitchen and a modern well fitted bathroom.

Ideal for a single person or a couple and with the benefit of UPVC double glazing, electric heating, entry phone and residents car park.

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

ENTRANCE HALL
Tiled floor.

MODERN BATHROOM
8'5" x 5'0" (2.57 x 1.52)
Tiled floor and walls. White suite complete with shower fitting and screen over the bath. UPVC double glazed window.

FITTED KITCHEN
8'6" x 5'10" (2.59 x 1.78)
Tiled floor and part tiled walls. UPVC double glazed window. Wall cupboards and base units with a grey grained finish together with integrated electric hob, cooker hood and under oven.

LOUNGE
11'7" x 9'10" (3.53 x 3.00)
Tiled floor. Electric radiator. UPVC double glazed window. Hot water storage cylinder.

BEDROOM
12'0" x 7'1" (3.66 x 2.16)
Fitted carpet. UPVC double glazed window. Electric radiator.

OUTSIDE
Residents car park.







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

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

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.

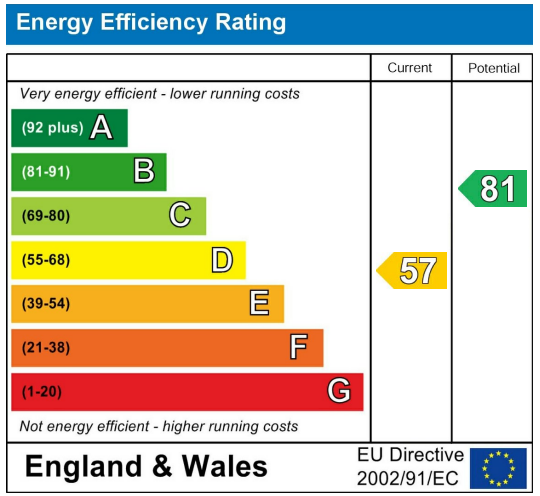
MATERIAL INFORMATION

Rent - £525pcm

Deposit - £605

Holding Deposit - £121

Council Tax Band - A



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

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