

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Rawlins Street, Northwood, Stoke-On-Trent, ST1 6PE

£725 PCM

- Available To Let Now!
- Convenient Location
- Fresh Decoration
- Lounge Diner
- End Terraced House
- Two Bedrooms
- Modern Bathroom
- Local Shops And Primary School Nearby

A two bedroom end-terraced house situated in a very convenient location!

External painting is planned for Spring 2026

Featuring fresh decoration throughout and a fully modernised bathroom this centrally located property is offered to let and is available immediately!

Accommodation on offer includes an open plan lounge-diner in the ground floor, a practical kitchen and a bathroom which has just been tastefully modernised.

The first floor provides two good sized bedrooms featuring fresh decoration and brand new fitted carpets!

Unofficial parking is available to the side of the property which also provides access to the rear yard. The property is conveniently located, with local shops and a well regarded primary school just walking distance away.

To find out more about the property or 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

ENTRANCE HALL

Composite front door. Laminate flooring.

LOUNGE DINER

21'6 max x 11'11 max, 7'5 min (6.55m max x 3.63m max, 2.26m min)
Fitted carpet. Two radiators. Two UPVC double glazed windows.

KITCHEN DINER

11'5 max x 6'8 max (3.48m max x 2.03m max)
Laminate flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units. Part tiled walls. Unused access to side entry.

REAR HALL

Laminate flooring. UPVC double glazed rear door. Space for fridge/freezer.

BATHROOM

6'7 x 6'6 (2.01m x 1.98m)
Vinyl flooring. Radiator. UPVC double glazed window. Bath with shower over, pedestal wash basin and wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft.

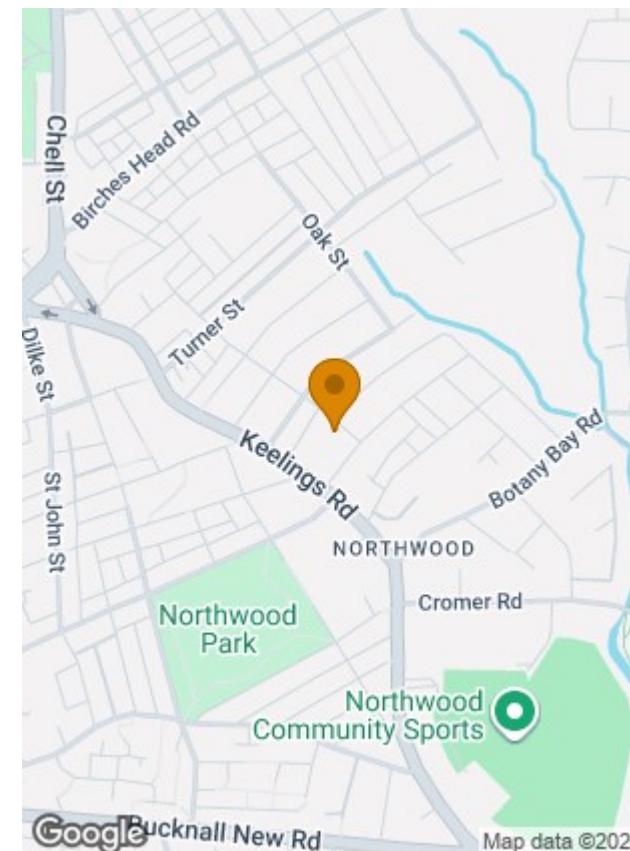
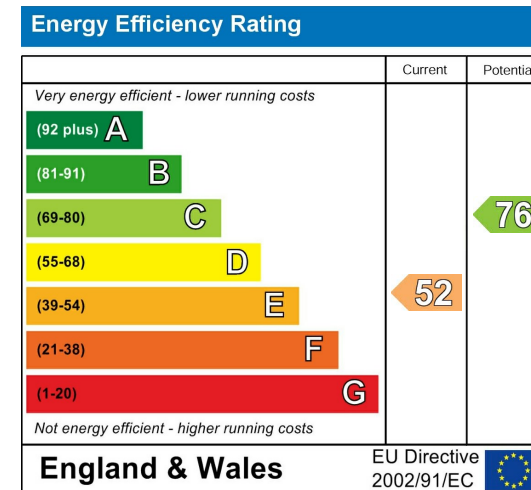
BEDROOM ONE

11'11 x 10'11 (3.63m x 3.33m)
New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'0 x 9'0 (3.35m x 2.74m)
New fitted carpet. Radiator. UPVC double glazed window. Store cupboard containing the Worcester combi boiler.





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 the Landlord'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

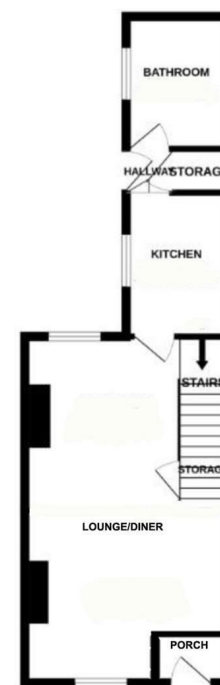
Rent - £725pcm

Deposit - £836

Holding Deposit - £167

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

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