

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Flat 2 Tollgate Court Trentham Road, Blurton, Stoke-On-Trent, ST3 3BH

£515 PCM

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

## READY TO LET AND AVAILABLE NOW! A GROUND FLOOR FLAT IN A PURPOSE BUILT BLOCK

A compact and fully modernised ground floor flat with an outlook over communal gardens 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.



## COMMUNAL ENTRANCE HALL

Fitted carpet. UPVC double glazed window. Electric radiator.

## ENTRANCE HALL

Tiled floor. Entry phone system.

## BATHROOM/WC

8'6" x 5'0" (2.59 x 1.52)

Fully tiled floor and walls. White suite consisting of a panelled bath with shower fitting and screen over, pedestal wash basin and low level wc. UPVC double glazed window.

## FITTED KITCHEN

8'7" x 5'11" (2.62 x 1.80)

Modern and well fitted! Tiled floor. Part tiled walls. Base units and wall cupboards together with integrated electric hob, cooker hood and under oven. UPVC double glazed window. Single drainer stainless steel sink unit. Outlook over the communal lawned garden.

## LOUNGE

11'11" x 9'11" (3.63 x 3.02)

Tiled floor. UPVC double glazed window. Wall mounted electric radiator. Airing cupboard with hot water cylinder.

## BEDROOM

12'4" x 7'4" (3.76 x 2.24)



## 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](mailto: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

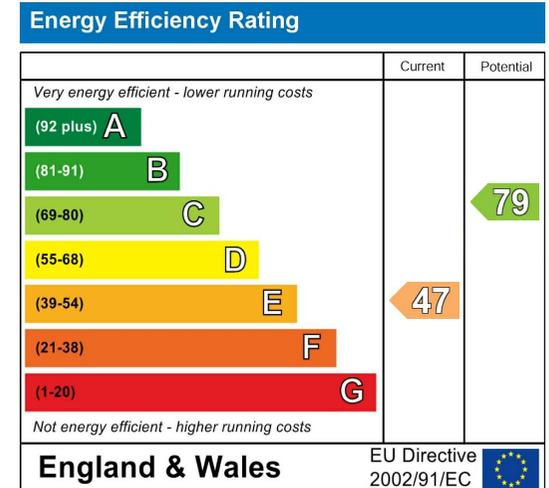
Rent - £515pcm

Deposit - £594

Holding Deposit - £118

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](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>™</sup>  
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