

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Grafton Court Sytchmill Way, Burslem, Stoke-On-Trent, ST6  
4GD

£700 PCM

- Available To Let Now!
- Freshly Decorated
- New Floor Coverings
- Two Bedrooms
- Combined Kitchen And Living Room
- Combi Boiler
- Large Bathroom With Bath AND Shower
- Residents Carpark

An exceptional refurbished two bedroom flat, available now!

We know you're going to love this flat at Grafton Court. It has been freshly decorated and has new flooring throughout.

The combined kitchen and living room is bright and airy and benefits from integrated appliances whilst the living room has two Juliet balconies. There are two double bedrooms with new fitted carpets and a large bathroom with a separate bath and a walk-in shower. Residents also benefit from a carpark to the rear of the building.

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.



## ENTRANCE HALL

External front door. New fitted carpet. Radiator. Entry phone system. Utility cupboard with plumbing for washing machine.

## OPEN PLAN KITCHEN

9'5 x 7'10 (2.87m x 2.39m)

Fitted shaker style kitchen with range of wall cupboards and base units and an integrated gas hob and electric oven. Tiled flooring and splashback. Space for fridge freezer. UPVC double glazed window. Cupboard containing the gas combi boiler.

## LIVING AREA

15'0 x 12'11 (4.57m x 3.94m)

New fitted carpet. Two radiators. Two UPVC Juliet balconies. UPVC double glazed window. Fresh white decoration.

## BEDROOM ONE

10'6 x 9'0 (3.20m x 2.74m)

New fitted carpet. Radiator. UPVC double glazed window. Fresh white decoration.

## BEDROOM TWO

9'1 x 8'8 (2.77m x 2.64m)

New fitted carpet. Radiator. Two UPVC double glazed windows. Fresh white decoration.

## BATHROOM/WC

9'7 x 8'11 (2.92m x 2.72m)


White suite with separate bath and walk in shower, wash basin and wc. Tile effect laminate flooring. UPVC double glazed window. Radiator.

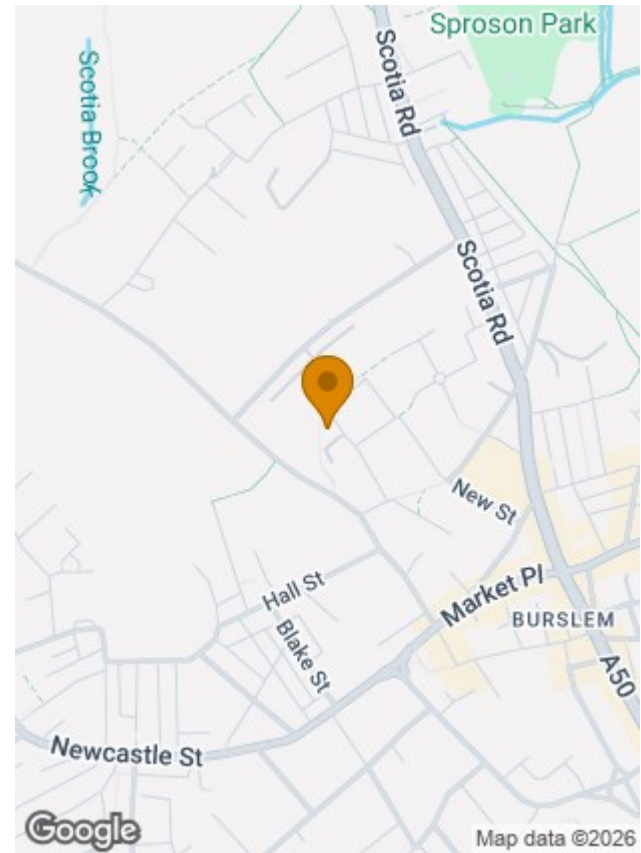
## OUTSIDE

Residents car park.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## 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 - £700pcm

Deposit - £807

Holding Deposit - £161

Council Tax Band - B

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)

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