

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Flat 15 Alexander Court, Meir Road, Normacot, Stoke-On-Trent, ST3 7JG

£650 PCM

- A High Quality Apartment
- Own Front Door
- Fully Fitted Kitchen With Integrated Appliances
- White Bathroom Suite
- Two Bedrooms
- Accommodation Over First & Second Floors
- Electric Heating
- Residents and Visitor Parking Spaces

Alexander Court is an exclusive gated development of high-quality apartments which benefit from ample residents and visitor parking and is conveniently close to access to the A50 in Longton.

This apartment has its own front door and accommodation over the first and second floors with a large master bedroom on the second floor and a second bedroom on the first floor along with the majority of the accommodation.

There is a fully fitted kitchen with integrated appliances, an attractive lounge and a modern bathroom with a white suite and shower fitting over the bath.

This apartment is available now on an unfurnished basis.

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.



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GROUND FLOOR

ENTRANCE HALL

Front door. Fitted doormat. Stairs to the first floor.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Electric storage radiator.

FITTED KITCHEN

8'9" x 6'9" (2.67 x 2.06)

Beautifully tiled floor and part tiled walls. Range of wall cupboards and base units with a pale timber effect finish and complete with integrated electric hob, cooker hood and under oven. Extractor. Timber double glazed window with fitted vertical blinds.

LOUNGE

12'5" x 11'0" (3.78 x 3.35)

Fitted carpet. Electric storage radiator. Timber double glazed window with fitted vertical blinds.

BEDROOM TWO

11'4" x 11'0" max 6'7" min (3.45 x 3.35 max 2.01 min)

Fitted carpet. Electric storage radiator. Timber double glazed window with fitted vertical blinds.

BATHROOM/WC

7'9" x 4'10" (2.36 x 1.47)

Beautifully tiled floor and part tiled walls. White suite with shower mixer taps and screen over the bath. Timber double glazed window. Wall mounted electric fan heater. Extractor.

SECOND FLOOR

Stairs from the first floor which have a fitted stair and landing carpet lead to the...

BEDROOM ONE

18'2" x 10'8" (5.54 x 3.25)


Fitted carpet. Electric storage radiator. Two Velux windows. Access to under eaves storage.

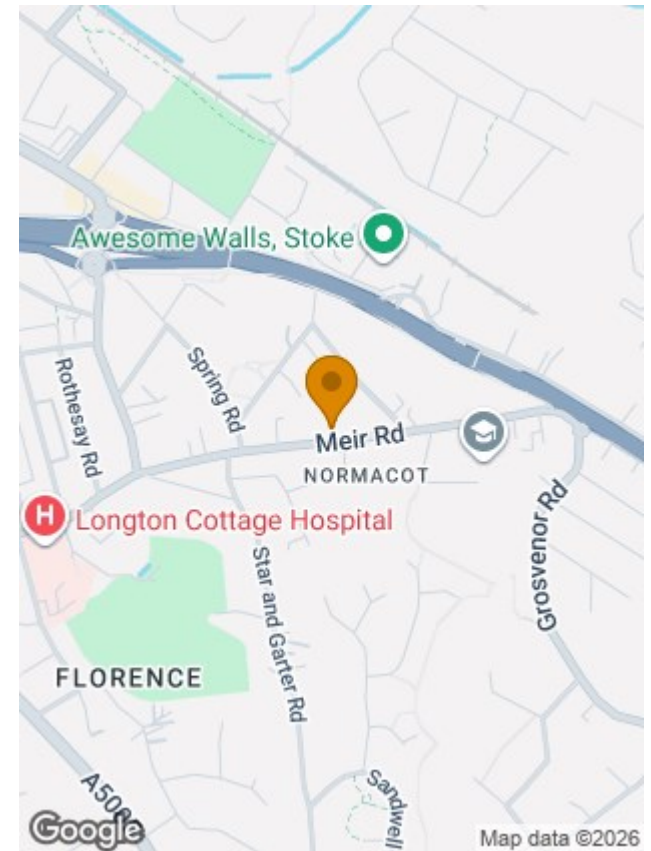
OUTSIDE

Resident/visitors parking. Landscaped gardens.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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 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

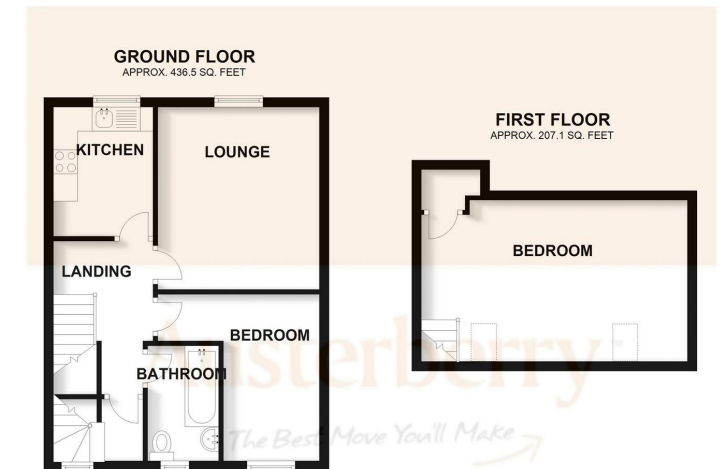
Rent - £650pcm

Deposit - £750

Holding Deposit - £150

Council Tax Band - A

Minimum Rental Term – 6 months



TOTAL AREA: APPROX. 643.5 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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