Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



Apartment 48, Elizabeth House Scholars Court, Hartshill, Stoke-On-Trent, ST4 7DW

£800 PCM

- Two Bedrooms
- White Bathroom Suite
- En-Suite Shower
- Close To Royal Stoke University Hospital
- A Second Floor Flat
- Lounge/Diner
- Gas Central Heating & UPVC Double Glazing
- Exclusive Gated Development

READY TO LET AND AVAILABLE NOW!
A SECOND FLOOR FLAT WITH TWO BEDROOMS AND AN EN-SUITE SHOWER ROOM

Scholars Court in Hartshill is a high quality gated development of apartments and is conveniently close to neighbourhood facilities in Hartshill and to the Royal Stoke University Hospital.

This flat is tastefully decorated throughout, has fitted carpets and is presented to a high standard. There are Juliet balconies to the lounge and master bedroom, the kitchen is fitted including a gas hob and under oven, the master bedroom has an en-suite shower room and the bathroom has a bath with shower fitting over!

The flat has UPVC double glazing throughout, gas central heating and there is on site residents visitor parking.

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
Fitted carpet. Radiator. Two built in storage cupboards.

LIVING ROOM
16'08 x 10'08 (5.08m x 3.25m)
Combined living and dining room. Fitted carpet. Two radiators. UPVC double glazed sliding doors to Juliet balcony. Neutral decor.

KITCHEN
10'11 x 8'11 (3.33m x 2.72m)
Range of wall cupboards and base units with integrated gas hob and electric oven. Plumbing for washing machine and dishwasher. Radiator. Gas central heating boiler. Feature round window. Wood effect vinyl flooring.

BEDROOM ONE
12'07 x 8'08 (3.84m x 2.64m)
Fitted carpet. Neutral decor. Radiator. UPVC double glazed patio doors and Juliet balcony. Fitted bedroom furniture

EN-SUITE
Walk in shower, W/C and pedestal wash basin. Radiator.

BEDROOM TWO
12'06 x 8'06 (3.81m x 2.59m)
Fitted carpet. Neutral decoration. UPVC double glazed window. Radiator. Fitted bedroom furniture.

BATHROOM
8'05 x 6'08 (2.57m x 2.03m)
Bath with shower fitting, W/C and pedestal wash basin. Radiator. Extractor fan.





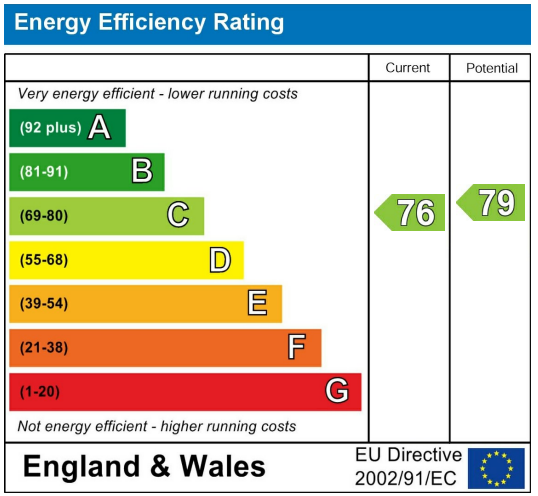


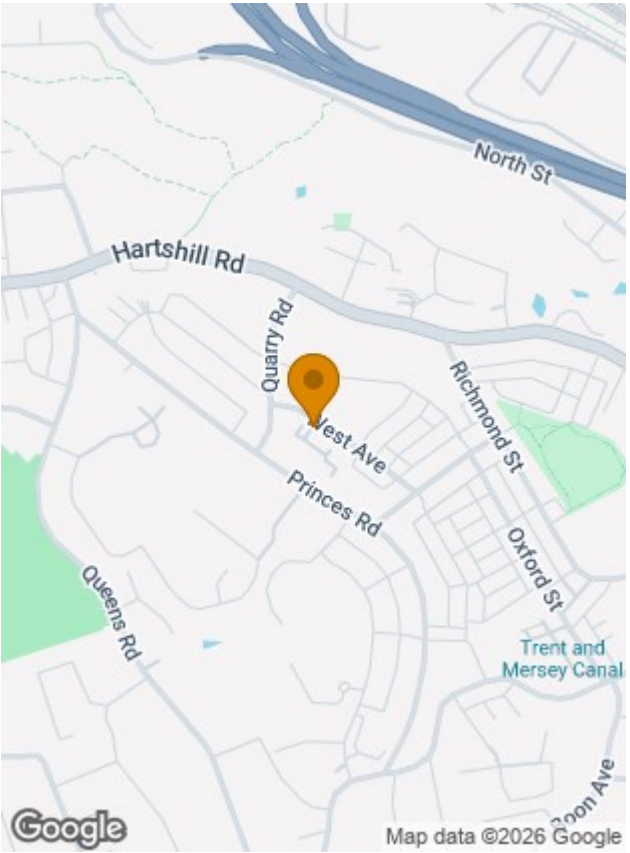

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
76
79
England & Wales
EU Directive 2002/91/EC


North St
Hartshill Rd
Quarry Rd
Richmond St
Princes Rd
Oxford St
Queens Rd
Trent and Mersey Canal
Google
Map data ©2026 Google

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.

MATERIAL INFORMATION

Rent - £800pcm

Deposit - £ 923

Holding Deposit - £184

Council Tax Band - A

Minimum Rental Term – 6 months

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.