

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£695 PCM

- A Duplex Apartment
- Part Furnished
- Integral Wardrobes To Master Bedroom
- Residents Parking
- Two Bedrooms
- White Bathroom Suite
- Electric Heating
- Spacious Accommodation

A brilliant two-bedroom duplex apartment offering spacious and versatile accommodation, available to let now on a part-furnished basis.

The property features a fitted kitchen equipped with a cooker, fridge freezer and washing machine, while the comfortable carpeted lounge provides a welcoming living space and could alternatively be used as an additional bedroom if required.

The bathroom is fitted with a modern white suite, including a shower fitting over the bath and tiled flooring.

Upstairs, the impressive master bedroom is particularly generous in size, with fitted wardrobes providing excellent storage and Velux windows allowing plenty of natural light into the room.

Further benefits include residents' parking outside and a flexible part-furnished arrangement.

Spacious, practical and ready to move into, this excellent duplex apartment is well worth viewing.

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

Timber front door. Fitted floor mat and carpet. Stairs to the first floor.

## KITCHEN

8'7 x 6'8 (2.62m x 2.03m)

Range of wall cupboards and base units. Freestanding electric cooker. Washing machine. Fridge freezer. Double glazed window. Tiled splashback. Tiled flooring.

## LOUNGE/BEDROOM

12'1 x 11'0 (3.68m x 3.35m)

Fitted carpet. Double glazed window. Electric storage heater. Double bed. Wardrobe.

## BEDROOM ONE

11'7 x 6'5 (3.53m x 1.96m)

Fitted carpet. Double glazed window. Electric radiator. Double bed.

## BATHROOM

8'0 x 4'9 (2.44m x 1.45m)

White suite consisting of a bath with shower over, pedestal wash basin and wc. Tiled flooring. Part tiled walls. Double glazed window. Extractor fan.

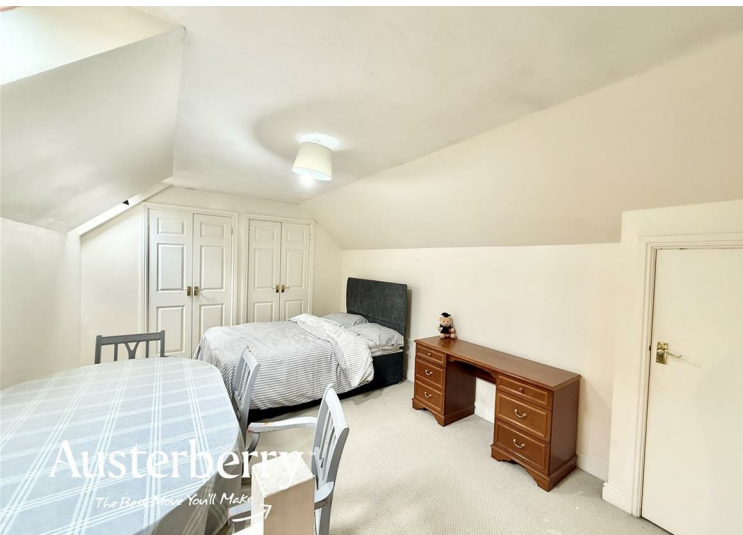
## BEDROOM TWO

16'0 x 10'8 (4.88m x 3.25m)

Fitted carpet. Two velux windows. Electric storage heater. Double bed. Integral wardrobes.

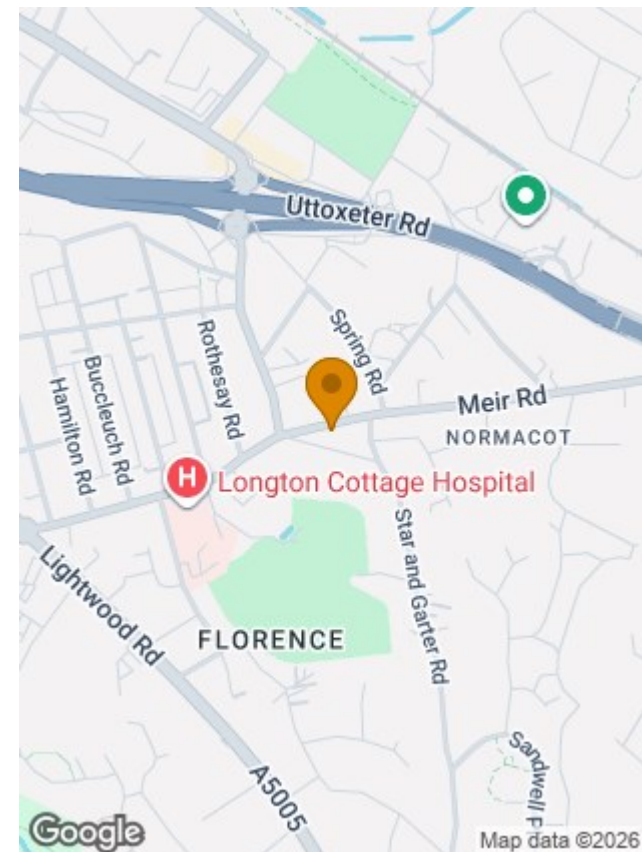
## OUTSIDE

Residents parking.





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>75</b>                  | <b>78</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<br>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 - £695pcm

Deposit - £801

Holding Deposit - £160

Council Tax Band - A

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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