Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



Flat 9 St Pauls Court(B1) Congreve Road, Blurton, Stoke-On-Trent, ST3 2HJ

£575 PCM

- Available Now
- One Bedroom
- White Bathroom Suite
- Residents Parkings
- Second Floor Flat
- Fitted Kitchen
- Electric Radiators
- Pleasant Communal Gardens

An excellent and exclusive flat available to let!

Located on the extremely popular St Pauls Court development in Blurton, this second floor flat is ideal for a single person or a couple looking for quiet comfortable living. The development benefits from residents parking with electric gated entrance too!

The property is well-presented throughout including a comfortable lounge and double bedroom. The bathroom has a white suite and the kitchen has a range of units with integrated electric oven & hob, even plumbing for a washing machine.

This is a great opportunity so don’t miss out! Contact Austerberry today for your application form.





ENTRANCE HALL
Front door. Fitted carpet. Coat hooks. Entry phone system.

BEDROOM
10'0 x 9'5 (3.05m x 2.87m)
Fitted carpet. Electric radiator. UPVC double glazed window.

LOUNGE
13'11 x 11'8 (4.24m x 3.56m)
Fitted carpet. UPVC double glazed bay window. Electric radiator.

KITCHEN
9'11 x 7'1 (3.02m x 2.16m)
Range of wall cupboards and base units with an integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer. UPVC double glazed window. Tiled splashback. Vinyl flooring

BATHROOM
6'11 x 6'5 (2.11m x 1.96m)
White suite consisting of a bath with electric shower over, wash basin, and WC. Part-tiled walls. Vinyl flooring. UPVC double glazed window.

OUTSIDE
Gated residence parking.

Pleasant communal gardens.

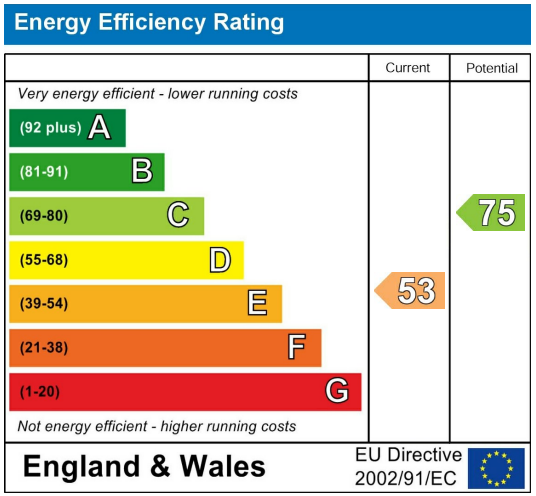


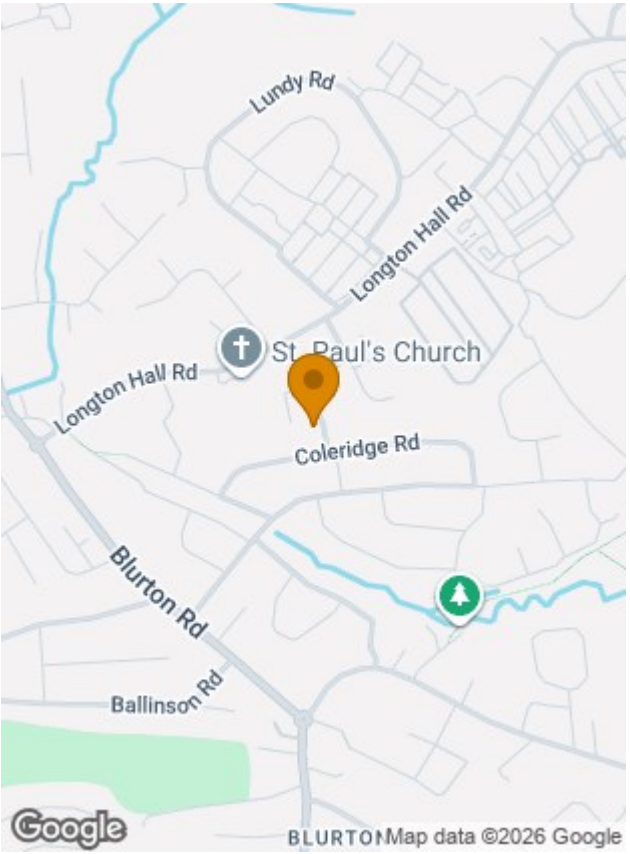





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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
53
75
England & Wales
EU Directive 2002/91/EC


Lundy Rd
Longton Hall Rd
St. Paul's Church
Longton Hall Rd
Coleridge Rd
Blurton Rd
Ballinson Rd
Google
BLURTON
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 - £575pcm

Deposit - £663

Holding Deposit - £132

Council Tax Band - A

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.