Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

47 Lister Grove, Blythe Bridge, Stoke-On-Trent, ST11 9TS

£675 PCM

- Available To Let Now!
- One Bedroom
- Fresh Decoration
- Open Plan Living And Dining Area
- A Stylish Executive Apartment
- Beautifully Presented
- New Floor Coverings
- White Bathroom Suite

AVAILABLE TO LET NOW! A Stylish One-Bedroom Executive Apartment

Situated on the second floor of a popular residential development, this beautifully presented one-bedroom apartment offers spacious, modern living.

Recently refreshed with new flooring throughout and fresh décor, the property features a generous double bedroom, bright open-plan living and dining area, fitted kitchen with integrated electric oven and gas hob and a contemporary white bathroom suite. Additional benefits include ample integrated storage and residents' parking.

Available for immediate occupation – 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. New fitted carpet and floor mat. Entry phone system. Radiator. Two large storage cupboards.

BEDROOM
13'11 x 10'6 (4.24m x 3.20m)
New grey fitted carpet. Radiator. Two double glazed velux windows.

BATHROOM
9'5 x 5'4 (2.87m x 1.63m)
White suite consisting of a bath with shower over, wash basin and wc. Radiator. New vinyl flooring. Part tiled walls. double glazed velux window.

LIVING AND DINING ROOM
18'7 x 16'2 (5.66m x 4.93m)
New grey fitted carpet. Two radiators. UPVC double glazed window and double glazed velux window. Additional integral storage cupboard.

KITCHEN
8'8 x 7'4 (2.64m x 2.24m)
Range of fitted wall cupboards and base units with an integrated gas hob and electric oven. Plumbing for washing machine. New grey vinyl flooring. Tiled splashback. UPVC double glazed window. Radiator. Baxi combi boiler. Spotlights.

OUTSIDE
Pleasant communal gardens and allocated residents parking.

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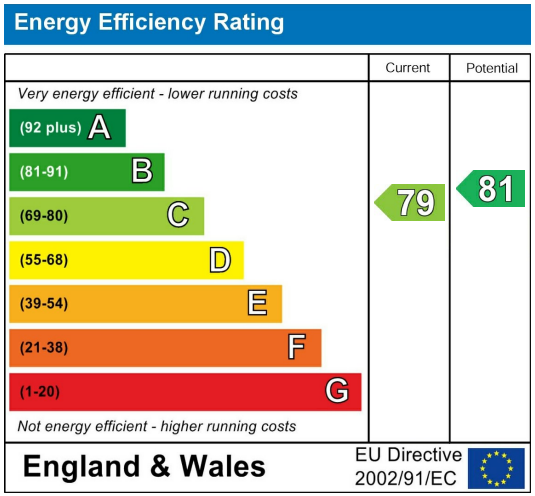
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
81
England & Wales
EU Directive 2002/91/EC

Stallington Rd
Stallington
Stallington Rd
Stoke Driving School
Fulford Ln
Google
Map data ©2026

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 - £675pcm

Deposit - £778

Holding Deposit - £156

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.