



Ash Bank Road, Stoke-On-Trent, ST9 0JP.  
Monthly Rental Of £435.00 pcm

Whittaker Est. 1930  
& Biggs

## Ash Bank Road, Stoke-On-Trent ST9 0JP.

This property is to be let on a Six Month Assured Shorthold Tenancy Agreement at a rental of Monthly Rental Of £435.00 per calendar month with a Monthly Rental Of £435.00 deposit payable. The tenant will be responsible for all outgoings i.e. Council Tax, Water, Electric and Gas.

An opportunity to lease a two bedroom ground floor residential apartment situated in the popular village of Werrington. The apartment is ideally situated close to local town, the Potteries and the motorway network. The property is offered to rent at a figure of £435.00 per calendar month with a £435.00 deposit payable on commencement of the tenancy. Available NOW



In detail the accommodation comprises:

**Entrance Hallway**

Upvc double glazed external door to the side aspect with inset frosted glazed panel, fitted coat hooks, single radiator.

**Living Room 11' 0" x 9' 8" (3.36m x 2.95m)**

Upvc double glazed window to the rear aspect, double radiator.

**Kitchen 7' 10" x 7' 3" (2.40m x 2.20m)**

Base cupboards and drawers, built in Lamona electric oven, roll top work surfaces over with inset stainless steel sink unit, four ring Lamona electric hob, tiled splash backs, matching wall cupboards, extractor fan, double radiator, wall mounted gas fire central heating boiler, Upvc double glazed window to the rear aspect set on tiled sill, cushion flooring.

**Bedroom One 10' 11" x 8' 1" (3.34m x 2.47m)**

Upvc double glazed window to the rear aspect, double radiator.

**Bedroom Two 9' 8" x 7' 7" (2.95m x 2.32m)**

Upvc double glazed window to the side aspect, double radiator.

**Bathroom 8' 11" x 6' 5" (2.71m x 1.95m)**

(Maximum measurement) White suite comprising panel bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, double radiator, part tiled walls, cushion flooring.

Note:

Council Tax Band: A

EPC Rating: C

Viewings:

All viewings are strictly by appointment only.

For further details please contact:

Tel: 01538 372006

leek@whittakerandbiggs.co.uk

## Tenancy

In most cases the tenancy will be an assured shorthold tenancy for a minimum period of six months. Sometimes longer periods can be agreed and in many cases renewals are possible, but you are advised to check prior to signing the agreement. Renewals will only be possible if tenancy terms have been complied with.

Rent will normally be payable monthly in advance by bank standing order, but agreed payment terms will be set out in the tenancy agreement. Rent is fully exclusive of all outgoing (unless specifically notified otherwise in these particulars). Rent cannot be paid by debit/credit card or cash. A copy of the draft agreement can be provided on request and we recommend that intending tenants read it and raise any queries or concerns prior to signing.

## Right to Rent

Landlords and agents have a legal obligation to ensure that tenants are entitled to rent. Prior to any tenancy starting, all tenants will be obliged to produce proof of ID and current address.

## Damage Deposit

A damage deposit will be taken at the start of the tenancy. This is normally the equivalent of one month's rent, but may be increased where pets are permitted or there are valuable contents. This is held by The Deposit Protection Service, in accordance with legal requirements. Payment must be made

by BACS. Credit/Debit Cards are not accepted.

## Insurance

The landlord will be responsible for keeping insured the premises and the landlord's fixtures/fittings. Tenants are obliged to take out Tenants' Contents Insurance (we recommend this includes accidental damage to the property or landlord's contents).

## Pets

Pets are not normally permitted, but some landlords will agree, subject to an increased deposit. Those tenants with pets are advised to check beforehand.

## Furniture/fittings

Most houses offered by Whittaker and Biggs are unfurnished, but may include kitchen white goods. Prospective tenants are advised to check when viewing what will be provided at a particular property. A detailed independent inventory will be provided at the outset of the agreement.

## Fees:

**Unpaid Rent** Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

**Lost Key(s) or other Security Device(s)** Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed,

the actual cost of a locksmith, new lock and replacement of keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

**Variation of Contract (Tenant's Request) £50 (inc. VAT) per agreed variation.** To cover the costs associated with taking landlord's instruction as well as the preparation and execution of new legal documents.

**Change of Sharer (Tenant's Request) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.** To cover the costs associated with taking landlord's instruction, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**Early Termination (Tenant's Request)** Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

## Payments

Rent and damage deposits must be paid by BACS. Where there is agreement to pay by Cheque, please allow seven working days for clearance. Tenants cannot move in until all payments have cleared.

### Important

Whittaker & Biggs for themselves and for the vendors/lessors of this property who's agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agent has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used in their brochures and window displays are taken with non standard lenses.

## Directions

From our Derby Street Leek office proceed out of the town onto the A520 Cheddleton Road, continue along this road for approximately eight miles and upon reaching the crossroads at Cellarhead turn right onto the A52 Werrington Road, follow this road for approximately one mile passing Moorside High School and the Windmill Inn where 415c is situated on the right hand side identifiable by Whittaker & Biggs To Let board.

agency\_online\_address}

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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