

KEATES

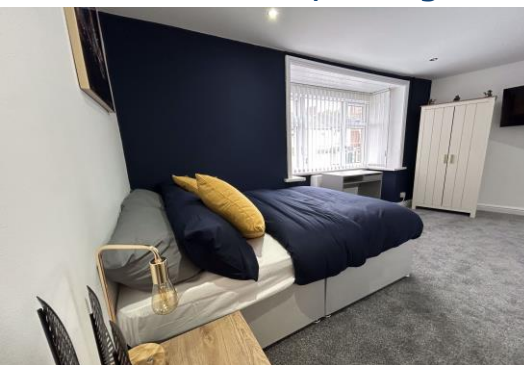
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Recently Renovated Five Studio Apartments**
- **Rental Includes Bills**
- **EPC Band D, Rating 56. Council Tax A**
- **All self Contained Studios with Parking at the Rear**
- **Located close to Staffordshire University & Hanley**



424 Victoria Road, Stoke-On-Trent
Stoke-On-Trent, ST1 3JE

Monthly Rental Of
£620

Description

RECENTLY RENOVATED : 5 Studio flats to rent. This converted property is situated within a short walk of Staffordshire University and Hanley Town Centre. The property benefits double glazing, electric heating and off road parking. Accommodation comprises hallway, two studio apartments and a communal kitchen at ground floor level with three studio apartments to the first floor. To the frontage is a forecourt at the rear is a large block paved yard with double gates suitable for parking three cars.

Ground Floor

Entrance Hall

With door to front.

Studio 1 *11' 8" x 11' 6" (3.56m x 3.51m)*

With Bedroom come living room, kitchenette and en-suite bathroom.

Studio 2 *13' 10" x 11' 8" (4.22m x 3.56m)*

Self contained studio flat with kitchenette and en-suite bathroom.

Kitchen *11' 6" x 11' 4" (3.51m x 3.45m)*

Modern fitted kitchen with oak effect wall and base units. Part tiled walls and tile effect floor. Includes integrated oven, hob and extractor hood, power points and pvcu door to rear.

First Floor

Landing

With carpeted floor, stairs off.

Studio 3 *9' 11" x 14' 6" (3.02m x 4.42m)*

A self contained studio flat with kitchenette and Ensuite bathroom.

Studio 4 *13' 11" x 11' 10" (4.24m x 3.61m)*

Self contained studio flat with kitchenette and ensuite bathroom.

Studio 5 *12' 4" x 9' 1" (3.76m x 2.76m) Maximum*

A self contained studio flat with kitchenette and ensuite bathroom.

Outside

To the frontage is a forecourt. At the rear is a large block paved yard with double gates suitable for parking three cars.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 11 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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Energy performance certificate (EPC)

424 Victoria Road STOKE-ON-TRENT ST1 3JE	Energy rating D	Valid until: 24 August 2033
		Certificate number: 0370-2239-1280-2127-3841

Property type

Semi-detached house

Total floor area

113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)