

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Modernised One Bed Top Floor Flat**
- **Central Heated and Double Glazed**
- **Modern Kitchen and Bathroom**
- **Parking, Council tax and Water Rates Included**
- **EPC Band D Rating 63, Council Tax A**
- **Ask an adviser to book your viewing**



**Flat over, Olivet 2, Edgefields Lane**  
Stoke-On-Trent, ST9 9NS

**Monthly Rental Of**  
**£695**

## Description

A fully modernised one bedroom apartment, situated in the rural countryside of Staffordshire close to Stockton Brook. This one bedroom property benefits from parking, central heating, modern kitchen and bathroom. Accommodation comprises entrance hall, bathroom, kitchen, living room and bedroom.

## Ground Floor

### Entrance Hall

With carpeted floor, under stair storage, radiator, power, points, alarm box

### Bathroom *502' 0" x 4' 11" (153m x 1.51m)*

A high-end modern fitted bathroom suite in white with WC, basin set in vanity unit, enclosed shower cubicle with rainfall style shower. Fully tiled walls and tiled floor includes heated chrome towel, radiator, inset spotlights, and extractor fan.

### First Floor Landing

With radiator, inset spotlights, Power Point.

### Kitchen *11' 5" x 5' 5" (3.48m x 1.65m)*

Modern fitted kitchen with white wall and base units granite effect surface over. Part tiled walls and wood effect floor. Includes integrated cooker, hob and extractor, Power Point,s built-in fridge with freezer, microwave, dishwasher.

### Living Room *20' 8" x 8' 9" (6.31m x 2.66m)*

With carpeted floor, radiator, power, points, aerial point, feature, hearth, air-conditioning, unit, inset, spotlights

### Bedroom *8' 4" x 10' 8" (2.55m x 3.26m)*

With carpeted floor, radiator, power, points, built-in wardrobes, double bed, fitted basin.

## Outside

To the left of the fire escape is an allocated parking space.

## 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 9-10 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)

2 Olivet Edgefields Lane Stockton Brook STOKE-ON-TRENT ST9 9NS	Energy rating <b>D</b>	Valid until: <b>11 January 2025</b>
		Certificate number: <b>8508-9383-1129-2007-0953</b>

## Property type

Semi-detached house

## Total floor area

227 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 A.

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