

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Furnished One Bedroom Apartment**
- **Self-Contained, Gas Central Heating**
- **EPC Being Renewed**
- **Town Centre Location**
- **References and Deposit Required.**
- **Please Ask One of Our Advisors For Further Details**



**81A Church Street, Stoke**  
Stoke-On-Trent, ST4 1DF

**Monthly Rental Of**  
**£420**

## Description

AVAILABLE AUGUST 2021:A part furnished self-contained one bedroom flat, located in the heart of Stoke town centre. The property is gas central heated, with living accommodation comprising hallway, living room, kitchen, bedroom and bathroom.

This property is let and managed by Keates Hulme.

representation or warranty whatever in relation to this property.

### **Living Room** 14' 5" x 16' 3" (4.39m x 4.95m)

With radiator, power points, telephone point, and carpeted flooring.

### **Kitchen** 7' 10" x 4' 8" (2.4m x 1.42m)

Fitted kitchen with beige wall and base units, marble effect work surface, power points and vinyl flooring.

### **Bedroom** 7' 7" x 11' 0" (2.32m x 3.36m)

With single bed, radiator, power points, and carpeted flooring.

### **Bathroom** 6' 10" x 8' 10" (2.09m x 2.69m)

White bathroom suite comprising pedestal wash basin, WC, and panelled bath with shower over. Also with part tiled walls and vinyl flooring.

## Viewings

To view this, or any other of our properties, please call 01782 413580.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.

Keates Hulme for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates Hulme or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any



### 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)

81a, Church Street STOKE-ON-TRENT ST4 1DF	Energy rating <b>D</b>	Valid until: <b>23 July 2029</b>
		Certificate number: <b>8205-8935-7329-4196-9313</b>

## Property type

Top-floor maisonette

## Total floor area

47 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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