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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- One bed Apartment
- Double Glazing
- EPC Band C, Rating 78 Council Tax A
- Gas Central Heating
- Modern Kitchen and bathroom
- Ask an adviser for further details



Flat 2,, 1567 Leek Road
Birches Head , ST2 8DA

Monthly Rental Of
£675

Description

A new one bed apartment that has recently just been created. Benefiting from gas central heating double glazing a brand-new kitchen and brand-new bathroom. The property comprises hallway, living room, kitchen, bedroom, bathroom. To the outside is a low maintenance garden/ sun terrace.

Hallway

With tiled floor, radiator, Power Point and built-in cupboards.

Living Room *11' 1" x 8' 0" (3.37m x 2.43m)*

With carpeted floor, radiator, Power Point, aerial point, inset spotlights .Patio doors to garden.

Kitchen *8' 7" x 10' 0" (2.62m x 3.04m)*

A modern fitted kitchen with grey wall and base units granite effect surfaces over, part tiled walls and fully tiled floor. Inset plinth lighting. Includes integrated cooker hob and extractor hood in stainless steel, washing machine and built-in fridge and freezer. Open plan onto living room.

Bathroom *6' 0" x 5' 9" (1.82m x 1.74m)*

Modern fitted bathroom suite in white with pedestal basin, WC, paneled bath with mixer shower and screen over. Part tiled walls and fully tiled floor. Includes radiator, extractor fan and inset spotlighting.

Bedroom 1 *8' 11" x 14' 7" (2.71m x 4.45m)*

With carpeted floor, radiator, Power Points and built-in wardrobes.

Outside

The property benefits from a sun terrace. Boarded with pea gravel and wooden fencing.



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

Flat 2, 1567 Leek Road, STOKE-ON-TRENT, ST2 8DA

Dwelling type: Ground-floor flat
Date of assessment: 22 December 2017
Date of certificate: 22 December 2017
Reference number: 8643-7622-5519-4542-2922
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

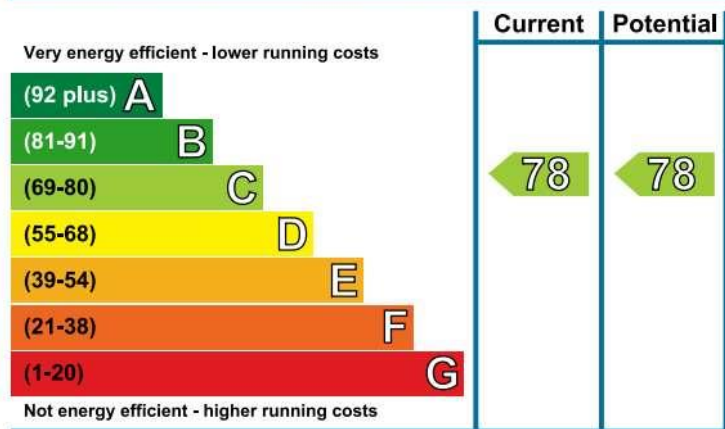
Estimated energy costs of dwelling for 3 years: £ 1,167

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	Not applicable
Heating	£ 771 over 3 years	£ 771 over 3 years	
Hot Water	£ 270 over 3 years	£ 270 over 3 years	
Totals	£ 1,167	£ 1,167	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.