

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- One bed, self-contained flat
- Gas central heating and double glazed
- EPC awaited council tax A
- Situated on high Lane on the outskirts of Stoke-on-Trent
- Modern kitchen and bathroom
- Ask your advisor to book your viewing



Flat Over, 591 High Lane
Stoke-On-Trent, ST6 7EP

Monthly Rental Of
£550

Description

A self-contained one bedroomed first floor flat, situated on High Lane on the outskirts of Stoke-on-Trent. The property benefits from gas central heating and double glazing. Accommodation comprises living room, bedroom, kitchen and bathroom. At the rear is enclosed paved yard for the use of both the flat on the ground floor shop.

Accommodation

Living Room *12' 0" x NaN' NaN" (3.65m x .m)*

With newly fitted carpets, radiator, times two, feature hearth with inset fire, power points, aerial point, door to rear.

Bedroom 1 *11' 11" x 12' 0" (3.62m x 3.67m)*

With newly fitted carpet, radiator, power, points, aerial point, window to front.

Kitchen *7' 7" x 6' 9" (2.32m x 2.06m)*

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes radiator, power, points, washer, point, cooker point.

Bathroom *5' 10" x 6' 8" (1.79m x 2.04m)*

Fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower over. Part tiled walls and tile effect floor. Includes heated, chrome towel radiator.

Outside

At the rear is an enclosed paved yard for the use of both the shop and flat.

Notes

Electricity is ran off a coin sub meter and the proceeds on the bill go to the shop below.

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

Energy performance certificate (EPC)

591 High Lane Burslem STOKE-ON-TRENT ST6 7EP	Energy rating <div>E</div>	Valid until: 30 January 2033
		Certificate number: 2643-3023-5209-3677-6200

Property type
Top-floor maisonette

Total floor area
39 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 efficiency rating for this property
This property's current energy rating is E. It has the potential to be D.
[See how to improve this property's energy performance.](#)