

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two Bed First Floor Apartment
- Town Centre Flat
- EPC Band E Rating 49, Council Tax A
- Central Heated, Double Glazed
- Recently redecorated and carpeted
- Ask an adviser to book your viewing



**Flat 2, 4, William Clowes Street**  
Stoke-On-Trent, ST6 3AP

**Monthly Rental Of**  
**£595**

## Description

A large two bedroom first floor flat situated in Burslem town Centre. The property benefits from gas central heating and doubled Glazing throughout. Accommodation comprises kitchen, bathroom, living room, two bedrooms and a built-in storage cupboard. Externally there is a communal rear garden space.

## Accommodation

### **Kitchen** 13' 0" x 10' 3" (3.96m x 3.13m)

Fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes radiator, Power Point, washer point and oven.

### **Bathroom** 12' 2" x 5' 6" (3.71m x 1.67m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Fully tiled walls and wood effect floor. Includes radiator and extractor fan.

### **Bedroom 1** 12' 8" x 14' 1" (3.86m x 4.28m)

With carpeted floor, radiator, Power Point, telephone point, fitted shelving, built-in cupboard, double glazed sash window to front.

### **Bedroom 2** 10' 1" x 10' 2" (3.07m x 3.09m)

With carpet floor, radiator, Power Point.

### **Hallway**

with carpeted floor, built-in storage cupboard.

### **Living Room** 15' 11" x 14' 1" (4.85m x 4.29m)

With carpeted floor, a radiator, Power Point, built-in storage cupboard.

### **Outside**

At the rear is a communal patio area.

## 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. 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 one month. 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.

## Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

## Our Agency

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

# Energy performance certificate (EPC)

 This certificate has expired.

Flat 2 4-10, William Clowes Street STOKE-ON-TRENT ST6 3AP	Energy rating <b>E</b>	This certificate expired on:	11 November 2019
		Certificate number:	9466-2892-6893-0891-4025

Property type	Top-floor flat
Total floor area	70 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 energy rating is E. It has the potential to be E.

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