

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

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www.keates.uk.com



- Two Bedroom Terraced House
- Two Reception Rooms
- EPC Band D, Rating 64, Council Tax A
- Gas Central Heating, Double Glazing,
- References and Deposit Required.
- Please Ask One of Our Advisors For Further Details



9 Albany Road, Hartshill
Stoke-On-Trent, ST4 6AZ

Monthly Rental Of
£850

Description

A modernised two bedroom terraced house to let in Hartshill, close tot the Hospital. The property is gas central heated and double glazed, with living accommodation comprising two reception rooms, kitchen and bathroom at ground floor level and two bedrooms to the first floor. There is a paved yard to the rear of the property, with pedestrian access.

PLEASE NOTE: Keates are employed to secure tenants only; once you sign a lease you will be dealing directly with your landlord.

Ground Floor

Front Reception Room 11' 9" x 11' 7" (3.58m x 3.52m) max.

Pvcu double glazed entrance door and window to front aspect, radiator, power points, aerial point, radiator, and wood laminate flooring.

Rear Reception Room 11' 4" x 11' 5" (3.45m x 3.47m) max.

Pvcu double glazed window to rear aspect, under-stairs cupboard, radiator, power points, aerial point, radiator, and wood laminate flooring

Kitchen 9' 6" x 6' 0" (2.89m x 1.84m)

Fitted kitchen with white units, granite effect worktops, and sink unit. Also with pvcu double glazed window to side aspect, power points, cooker point, washer point, part-tiled walls, and tiled flooring.

Bathroom 5' 7" x 6' 2" (1.69m x 1.87m)

White bathroom suite comprising W.C., pedestal washbasin, and panelled bath with shower over. Also with pvcu double glazed window to side aspect, extractor, radiator, part-tiled walls, and tiled flooring.

First Floor

Front Bedroom 11' 3" x 10' 4" (3.44m x 3.16m) max.

With pvcu double glazed window to front aspect, built-in wardrobes, radiator, power points, and carpeted flooring.

Rear Bedroom 11' 4" x 11' 7" (3.45m x 3.53m) max.

With pvcu double glazed window to front aspect, store room, radiator, power points, and wood laminate flooring.

Outside

There is a paved yard to the rear of the property, with pedestrian access.



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

Energy Performance Certificate

9, Albany Road, STOKE-ON-TRENT, ST4 6AZ

Dwelling type: Mid-terrace house

Date of assessment: 24 July 2014

Date of certificate: 24 July 2014

Reference number: 0320-2864-7539-9024-1285

Type of assessment: RdSAP, existing dwelling

Total floor area: 68 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

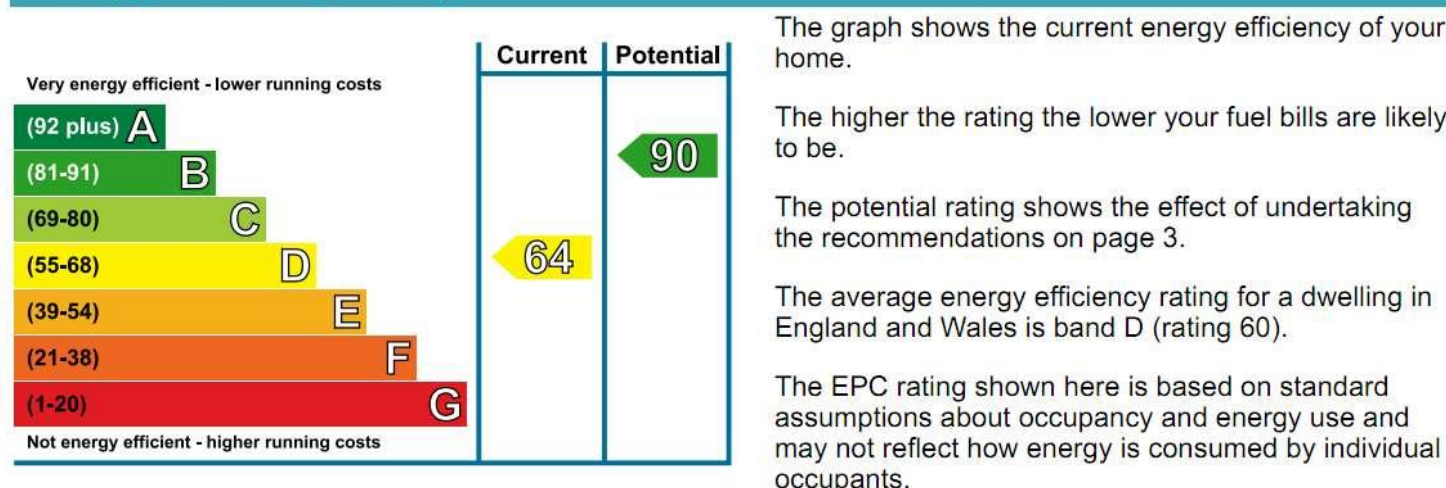
Estimated energy costs of dwelling for 3 years:	£ 2,271
Over 3 years you could save	£ 861

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 132 over 3 years	
Heating	£ 1,758 over 3 years	£ 1,080 over 3 years	
Hot Water	£ 282 over 3 years	£ 198 over 3 years	
Totals	£ 2,271	£ 1,410	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 111	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 468	✓
3 Floor Insulation	£800 - £1,200	£ 111	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.