

KEATES

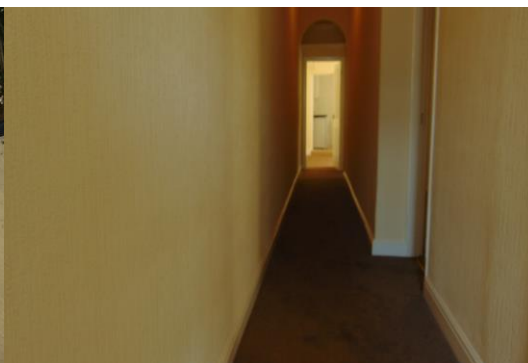
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84 Church Street
Stoke-on-Trent
ST4 1BS

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www.keates.uk.com



- **Part-Furnished Two Bed Ground Floor Flat**
- **Dedicated Parking**
- **EPC Band E, Rating 47, Council Tax A**
- **Electric Heaters, Double Glazing**
- **References & Deposit Required.**
- **Please Ask an Advisor for Further Details**



Flat 1,107, London Road
Newcastle, ST5 1ND

Monthly Rental Of
£695

Description

A unfurnished two bedroom ground floor flat in the market town of Newcastle under Lyme. The property benefits from pvcu double glazing (excluding porch), with electric heaters and a dedicated parking space to the rear. Living accommodation comprises entrance porch, hallway, living room, kitchen, two bedrooms and a bathroom. To the rear of the property is an adjoining laundry room, which has been plumbed for a washing machine and tumble dryer.

This property is let and managed by Keates

Ground Floor

Porch 3' 7" x 4' 3" (1.1m x 1.3m) max.

With single glazed window, and tiled flooring.

Hallway 32' 0" x 4' 9" (9.76m x 1.45m) max.

With carpeted flooring.

Living Room 13' 5" x 15' 9" (4.1m x 4.8m) max.

With pvcu double glazed bay window, electric heater, power points, aerial point, thermostat, and carpeted flooring.

Kitchen 8' 0" x 6' 7" (2.45m x 2m) max.

With gloss white units, marble-effect worktops, sink and drainer unit, fridge and freezer. Also with extractor fan, cooker point, power points, tiled walls, and tiled flooring.

Master Bedroom 13' 7" x 13' 7" (4.13m x 4.14m) max.

With pvcu double glazed window, built-in cupboard, thermostat, electric heater, power points, and carpeted flooring.

Bedroom 2 11' 10" x 10' 2" (3.6m x 3.1m) max.

With pvcu double glazed window, fitted wardrobes, electric heater, power points, and carpeted flooring.

Bathroom 7' 7" x 6' 7" (2.3m x 2m) max.

White suite comprising WC, pedestal washbasin and panelled bath with electric shower over. With pvcu double glazed window, tiled walls and flooring.

Outside

Shared parking area to rear, including one dedicated parking space for flat one. There is also an adjoining store / laundry room which has been plumbed for a washing machine and dryer.

Keates 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 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 nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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

Flat 1, 107, London Road, **NEWCASTLE, ST5 1ND**

Dwelling type: Ground-floor flat
Date of assessment: 08 January 2015
Date of certificate: 06 February 2015

Reference number: 0039-2818-7691-9105-4365
Type of assessment: RdSAP, existing dwelling
Total floor area: 69 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

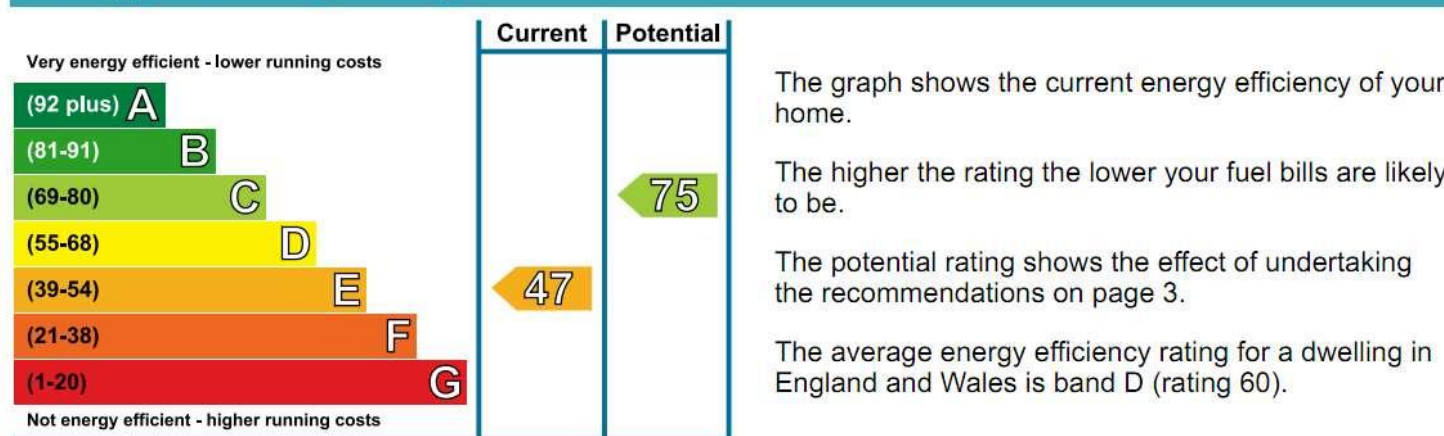
Estimated energy costs of dwelling for 3 years:	£ 3,525
Over 3 years you could save	£ 1,818

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 156 over 3 years	
Heating	£ 2,256 over 3 years	£ 1,137 over 3 years	
Hot Water	£ 1,002 over 3 years	£ 414 over 3 years	
Totals	£ 3,525	£ 1,707	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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 Floor insulation (solid floor)	£4,000 - £6,000	£ 276	
2 Increase hot water cylinder insulation	£15 - £30	£ 108	
3 Low energy lighting for all fixed outlets	£40	£ 72	

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.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.