

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Pedley Court, Ripon Road, Blurton, Stoke-On-Trent, ST3 3PB

£500 PCM

- Ready To Let!
- One Double Bedroom
- Well Fitted Kitchen
- Electric Heating
- A Purpose Built Ground Floor Flat
- Spacious Lounge
- UPVC Double Glazing
- Neighbourhood Facilities Nearby

**READY TO LET AND AVAILABLE NOW!
A GROUND FLOOR PURPOSE BUILT FLAT WITH ONE
DOUBLE BEDROOM!**

Excellent value for money and a well located ground floor flat only a few minutes walk away from neighbourhood shops and facilities.

Pedley Court is on Ripon Road in Blurton, has the benefit of a residents car park and this flat offers secure entry, an entry phone system, one double bedroom, a well proportioned lounge, a very well fitted kitchen with integrated oven, hob and cooker hood, UPVC double glazing throughout and electric heating. There's also a white bathroom suite complete with a shower over the bath as well as plenty of storage space within the flat.

To find out more about the property or for more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



COMMUNAL HALL

Secure external door.

ENTRANCE HALL

Tile and laminate effect vinyl flooring.
Electric storage radiator. Entry phone.

BEDROOM

10'7" x 10'7" (3.23 x 3.23)
Fitted carpet. Electric storage radiator. UPVC double glazed window with fitted roller blind.

UTILITY ROOM

Plumbing for washing machine. Insulated hot water cylinder.

BATHROOM/WC

6'1" x 5'3" (1.85 x 1.60)
Tiled floor and part tiled walls. White corner basin, wc and panelled bath with shower over.

LOUNGE

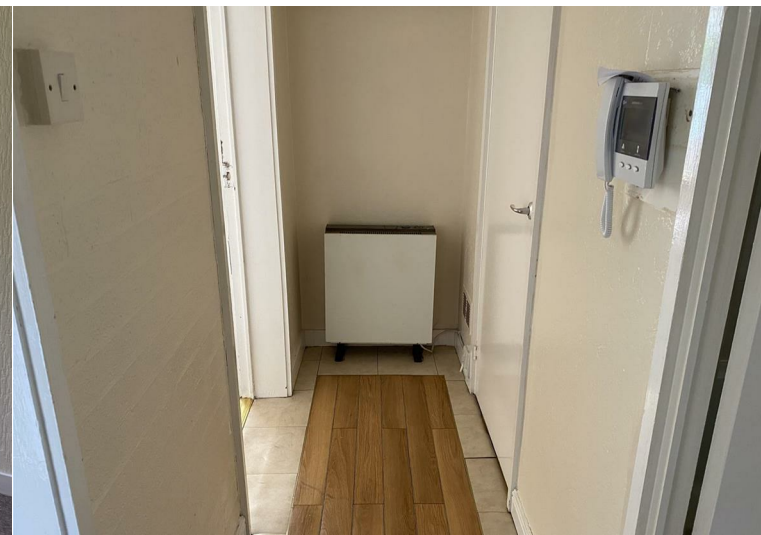
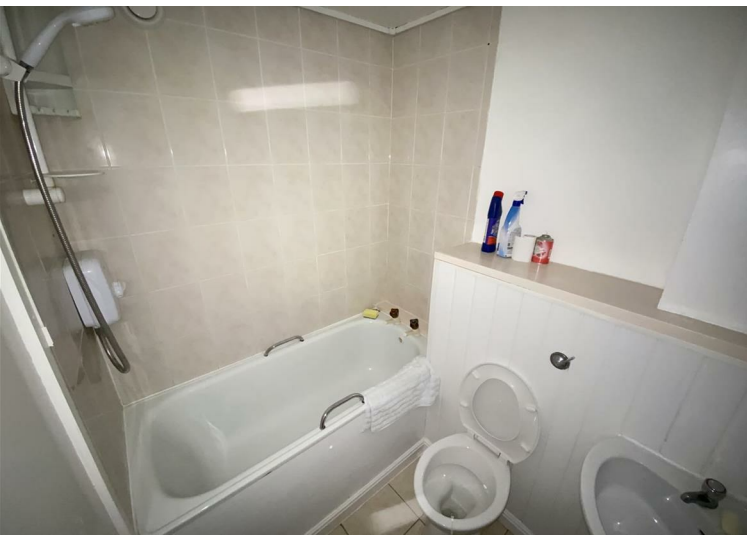
17'11" x 10'7" (5.46 x 3.23)
Fitted carpet. Electric storage radiator. Three UPVC double glazed windows with fitted roller blinds.

FITTED KITCHEN

11'3" x 7'7" (3.43 x 2.31)
Range of wall cupboards and base units with a pale timber effect finish together with integrated electric hob, cooker hood and under oven. Part tiled walls. UPVC double glazed window with fitted roller blind.

OUTSIDE

Residents car park.



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

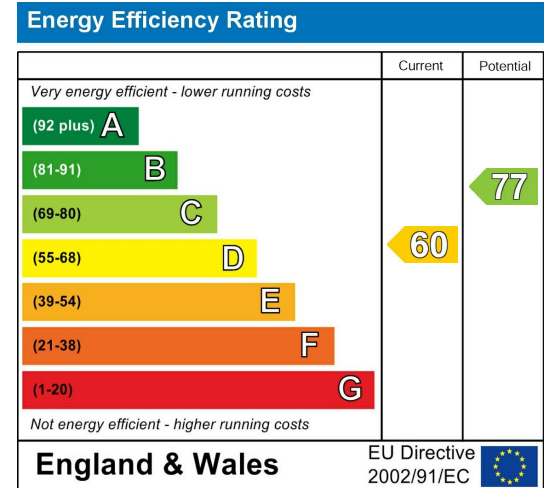
For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

MATERIAL INFORMATION

Rent - £500pcm
Deposit - £576
Holding Deposit - £115
Council Tax Band - A
Minimum Rental Term – 6 months



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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