

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



107 Brookwood Drive, Meir, Stoke-On-Trent, ST3 6LN

£925 PCM

- Available Now!
- Refitted Kitchen
- Gas Central Heating
- Garage
- Three Bedrooms
- First Floor Shower Room
- UPVC Double Glazing
- Convenient Location!

READY TO LET AND AVAILABLE NOW! REFITTED KITCHEN, THREE BEDROOMS AND A GARAGE!

This semi-detached house has a modern kitchen with breakfasting space and new floor coverings, three bedrooms, UPVC double glazing and gas central heating!

The house has a useful garage as well as a modern first floor shower room with a large walk in shower and manageable gardens.

This house really is conveniently placed for bus routes, local shops and even local schools.

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.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Upvc double glazed front door. Stairs leading to the first floor.

LOUNGE

19'8" x 10'5" (5.99 x 3.18)

Laminate flooring. Two double radiators. UPVC double glazed windows to the front and rear of the room. White fireplace surround.

KITCHEN + BREAKFASTING SPACE

11'6" x 11'5" (3.51 x 3.48)

Laminate look vinyl flooring. Range of white wall cupboards and base units. Two UPVC double glazed windows. Radiator. Storage cupboard.

HALL/UTILITY AREA

0'0" x 0'0" (0.00 x 0.00)

UPVC double glazed window with fitted vertical blinds. Laminate-look vinyl flooring. Gas central heating boiler. UPVC external door.

WC

White low level wc. Laminate-look vinyl flooring. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Airing cupboard with insulated hot water cylinder.

BEDROOM ONE

13'11" x 8'4" + recess (4.24 x 2.54 + recess)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'9" x 10'4" (3.28 x 3.15)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'5" x 8'6" (3.18 x 2.59)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM/WC

8'2" x 5'4" (2.49 x 1.63)

White low level wc, pedestal wash basin and walk in corner shower. Radiator. Part tiled walls. UPVC double glazed window.

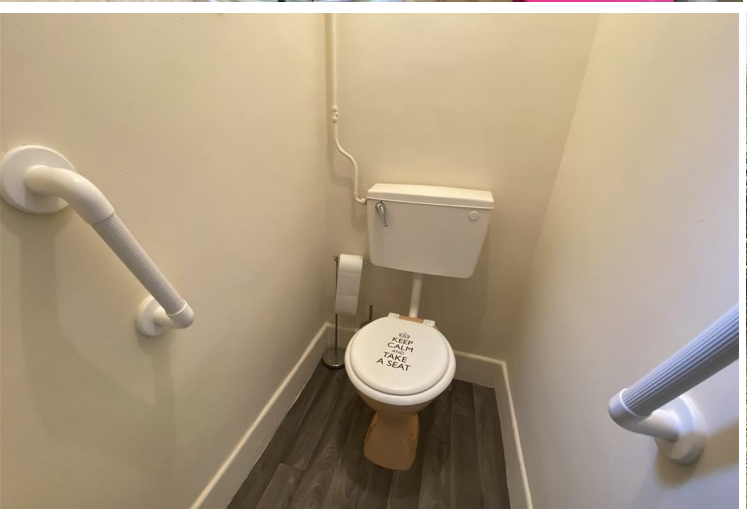
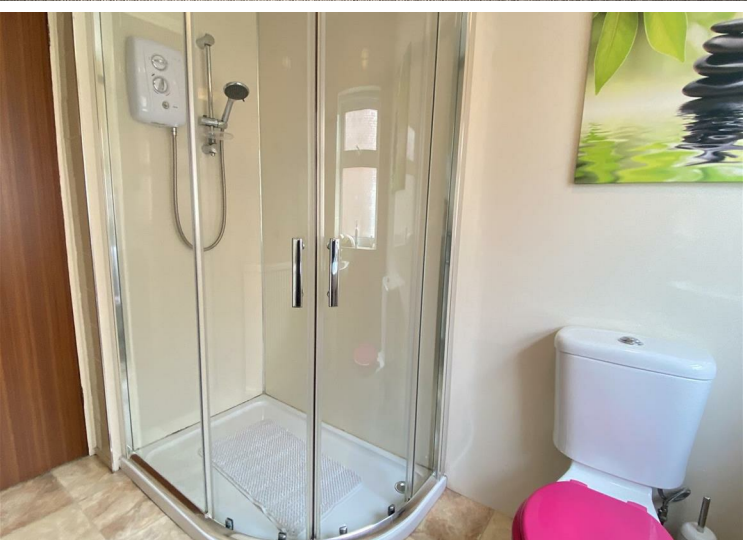
OUTSIDE


There is an enclosed rear garden and a privet hedge and lawned garden to the front of the house.

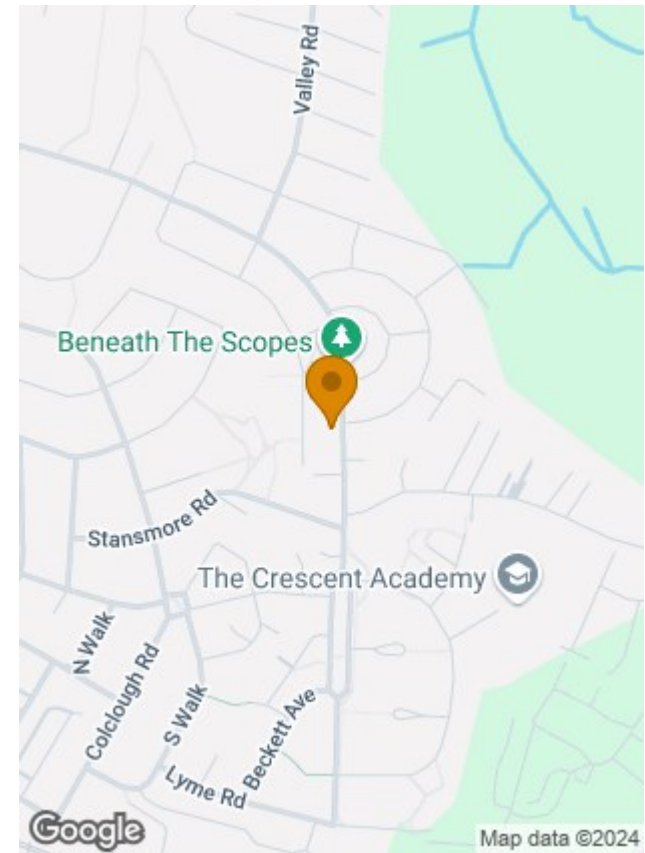
A shared driveway leads to the...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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 - £925pcm
Deposit - £1067
Holding Deposit - £213
Council Tax Band - A
Minimum Rental Term – 6 months



Total area: approx. 77.4 sq. metres (832.9 sq. feet)

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

AusterberryTM
the best move you'll make