

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



Flat 1 Tollgate Court Trentham Road, Longton, Stoke-On-Trent, ST3 3BH

PCM

£495 PCM

A compact and fully modernised ground floor flat together with a first class fully fitted kitchen and a modern well fitted bathroom. Ideal for a single person or a couple and with the benefit of UPVC double glazing, electric heating, entry phone and residents car park. Please see our video tour 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 lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses. **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 £395, then you will need to have a monthly income at least £987.50. 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 * Deposit £ 460 (please note the deposit is the equivalent of 5 weeks rent and the amount currently stated is based on the current asking rental but if a different rental figure



GROUND FLOOR

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

Tiled floor.

MODERN BATHROOM

8'5" x 5'0" (2.57 x 1.52)

Tiled floor and walls. White suite complete with shower fitting and screen over the bath. UPVC double glazed window.

FITTED KITCHEN

8'6" x 5'10" (2.59 x 1.78)

Tiled floor and part tiled walls. UPVC double glazed window. Wall cupboards and base units with a grey grained finish together with integrated electric hob, cooker hood and under oven.

LOUNGE

11'7" x 9'10" (3.53 x 3.00)

Tiled floor. Electric radiator. UPVC double glazed window. Hot water storage cylinder.

BEDROOM

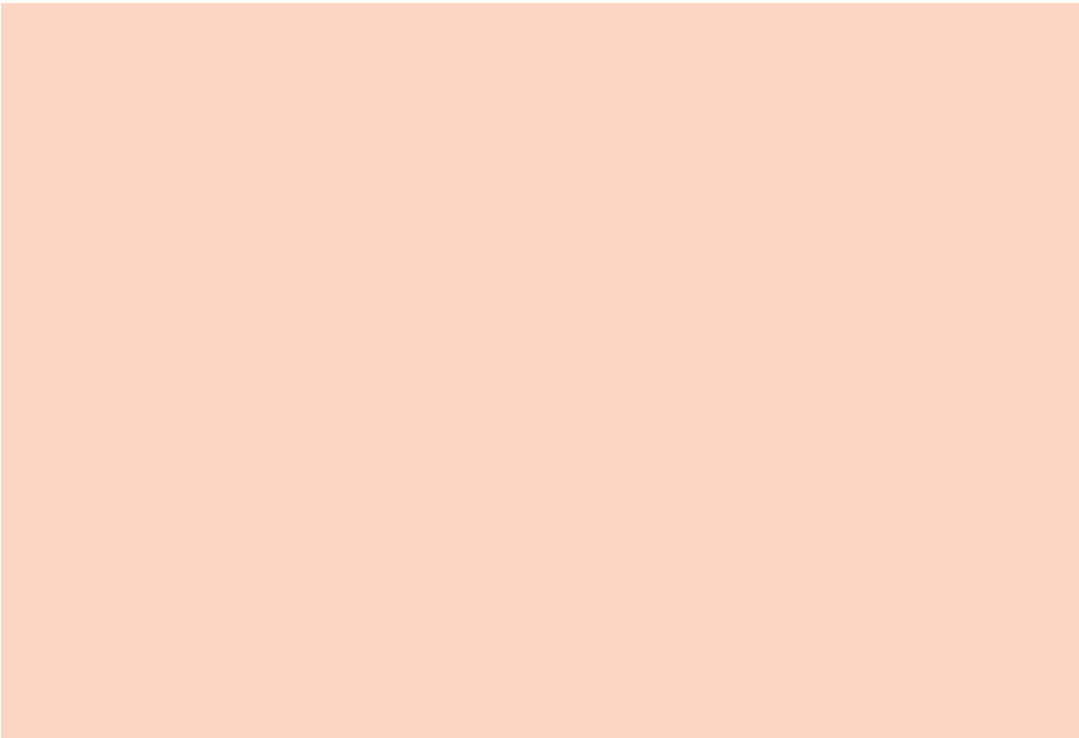
12'0" x 7'1" (3.66 x 2.16)

Fitted carpet. UPVC double glazed window. Electric radiator.

OUTSIDE

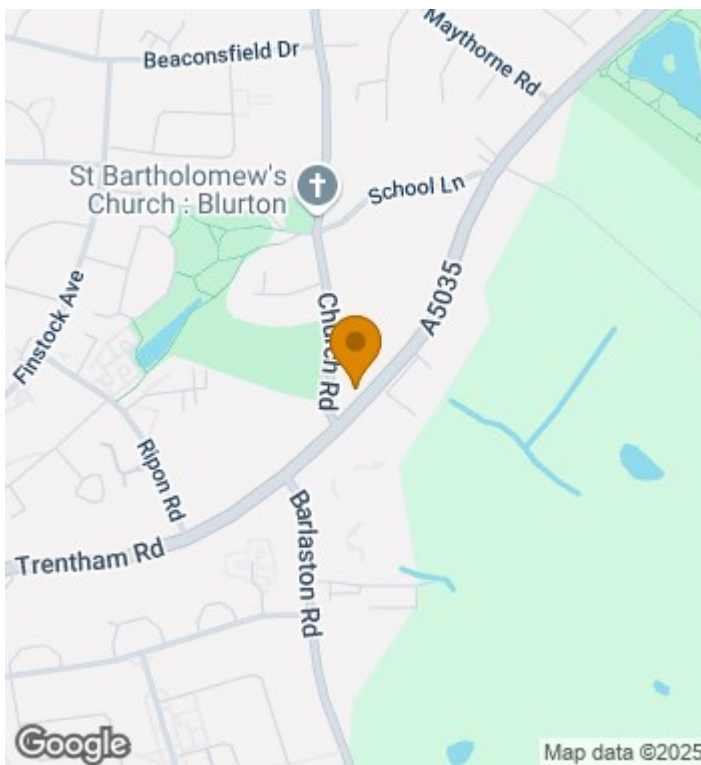
Residents car park.





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





PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * 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.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

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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