

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



92 Duke Street, Heron Cross, Stoke-On-Trent, ST4 3BL

£695 PCM



- Ready To Move Into!
- Fully Fitted Kitchen
- Superb Bathroom
- Communal Garden Area
- Two Bedrooms & A Dressing Room
- Integrated Appliances
- Two Reception Rooms

This house is ready to move into and is located on Duke Street, Heron Cross.

The accommodation briefly comprises two reception rooms with fitted carpets, two double bedrooms along with a dressing room off the rear bedroom. The kitchen has fitted units and integrated appliances and the bathroom is tiled with a white suite, shower fitting to the bath and chrome heated towel rail.

There is also access from the rear of the property to a communal garden area.

For more information please contact us.



## GROUND FLOOR

### SITTING ROOM

14'4" x 10'9" (4.37 x 3.28)

New fitted carpet. Radiator. UPVC double glazed front door. UPVC double glazed window. Feature Fireplace.

### LIVING ROOM

12'2" x 10'9" (3.71 x 3.28)

New fitted carpet. Radiator. UPVC double glazed window. Stairs to the first floor.

### MODERN FITTED KITCHEN

10'9" x 5'10" (3.28 x 1.78)

With a complete range of white wall cupboards and base units with integrated electric oven and hob. Plumbing for washing machine. Tiled splashback. UPVC double glazed window. Spotlights. Gas central heating boiler. Laminate flooring.

### REAR HALL

UPVC double glazed rear door. Space for tall fridge freezer.

### BATHROOM!

5'9" x 5'2" (1.75 x 1.57)

With a white suite consisting of a shaped bath with shower mixer taps and screen over, pedestal wash basin and wc. Centrally heated towel rail radiator. Extractor fan. Tiled floor and walls. UPVC double glazed window. Spotlights.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet.

### BEDROOM ONE

11'2" x 10'8" (3.40 x 3.25)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

12'4" x 10'10" (3.76 x 3.30)

New fitted carpet. Radiator. UPVC double glazed window.

### DRESSING ROOM

10'7" x 5'11" (3.23m x 1.80m)

New fitted carpet. Radiator. UPVC double glazed window.

### OUTSIDE


Small enclosed rear Yard.

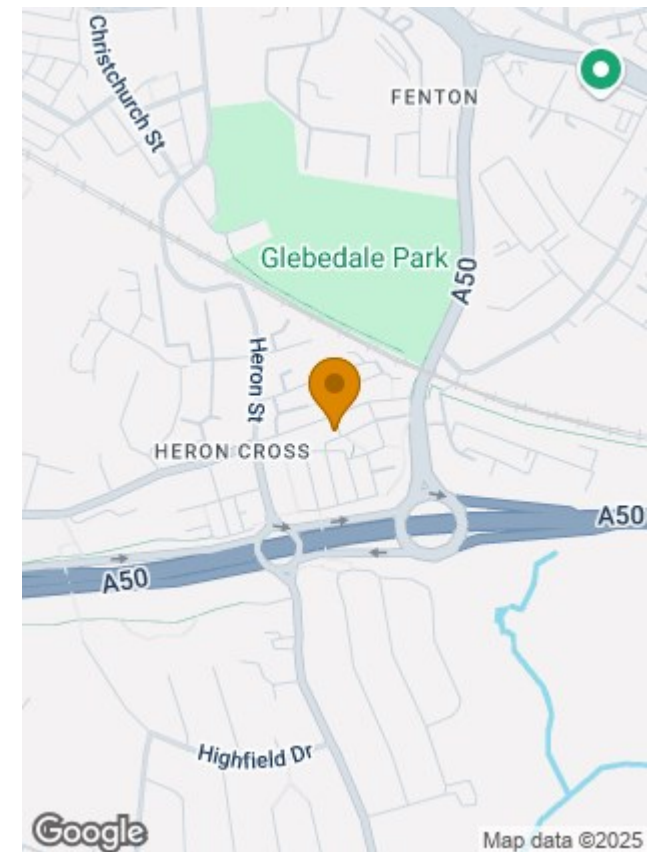
On street parking at the front.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	86
(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 



### 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](mailto: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

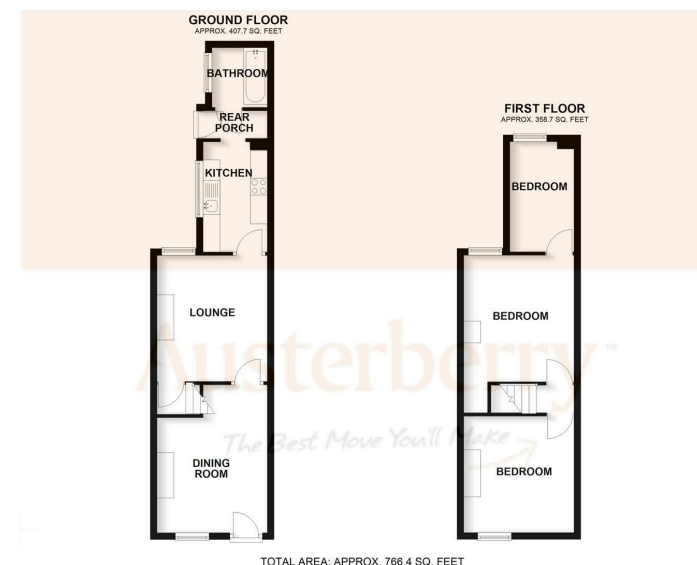
Rent - £695pcm

Deposit - £801

Holding Deposit - £160

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](mailto:enquiries@austerberry.co.uk)

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