

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



51 Bartholomew Road, Meir, Stoke-On-Trent, ST3 5NP

£650 PCM



- Two Bedrooms
- Kitchen + Appliances
- Upvc Double Glazing
- On Street Parking
- Upstairs Bathroom
- Comfortable Lounge
- Gas Combi Boiler
- Front & Rear Gardens

## AVAILABLE TO LET NOW! UPSTAIRS BATHROOM AND TWO BEDROOMS!

This two bedroom town house is available now and offers generous accommodation within walking distance of schools and amenities.

The property comprises a comfortable lounge with a fitted carpet, the kitchen is spacious with an integrated electric oven and hob whilst also providing a dining area.

Upstairs are two double bedrooms and a bathroom with a white suite and parking is available on street to the front of the house. The garden is generous with a paved area and grass lawn.

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. Radiator. Upvc double glazed front door. Stairs to the first floor.

### LOUNGE

12'9" x 12'5" (3.89 x 3.78)

Fitted carpet. Radiator. Modern fireplace with living flame effect electric fire. Upvc double glazed window.

### KITCHEN + DINING AREA

15'7" x 9'9" (4.75 x 2.97)

Fitted with a comprehensive range of wall cupboards and base units with pale/medium timber finish and a new electric hob, cooker hood and under oven. Radiator. Two Upvc double glazed windows and double glazed rear door. Gas combination boiler for central heating and hot water. Fitted carpet to the dining area....and laminate-look vinyl to the kitchen area. Walk in larder/store.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Walk in storeroom with fitted carpet.

## BEDROOM ONE

15'9" max x 10'6" (4.80 max x 3.20)

Fitted carpet. Double radiator. Two Upvc double glazed windows.

## BEDROOM TWO

12'3" x 9'4" (3.73 x 2.84)

Fitted carpet. Radiator. Upvc double glazed window.

## BATHROOM/WC

8'11" x 7'10" (2.72 x 2.39)

White suite. Laminate-look vinyl floor covering. Radiator. Upvc double glazed window.

## OUTSIDE

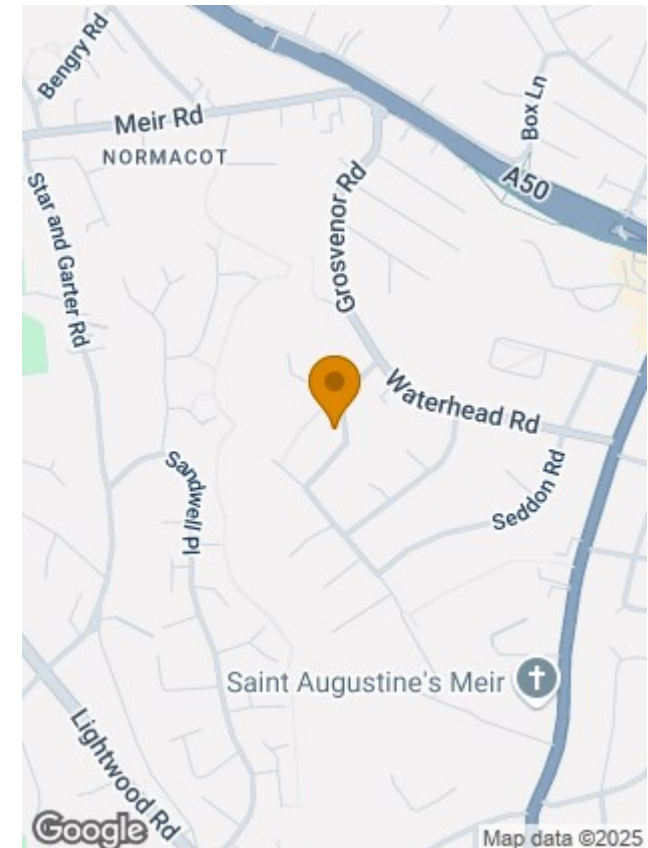
The property has pleasant mainly lawned gardens to the front and rear and is set back from the road behind a low privet hedge and wall. On street parking is available in Bartholomew Road.







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

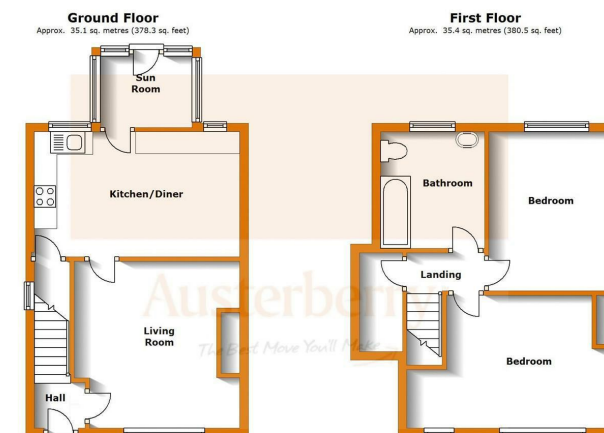
Rent - £650pcm

Deposit - £750

Holding Deposit - £150

Council Tax Band - A

Minimum Rental Term – 6 months



Total area: approx. 70.5 sq. metres (758.9 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using The Mobile Agent.

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)

**Austerberry**<sup>™</sup>  
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