

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Blandford Close, Longton, Stoke-On-Trent, ST3 1ES

£825 PCM



- Ready To Let And Available Now!
- Two Bedrooms
- Conservatory
- Fitted Kitchen
- Combi Boiler
- UPVC Double Glazing
- Wide Driveway
- Patio Style Gardens

## READY TO LET AND AVAILABLE NOW!

Extremely well presented with an impressive conservatory at the rear and a wide tarmac driveway at the front.

This good looking semi-detached house occupies a corner plot in a residential cul-de-sac within walking distance of the town centre of Longton and popular primary schools. There's a combi boiler for central heating, upvc double glazing throughout and as well as a ground floor cloakroom with wash basin and toilet there is a first floor bathroom with a white suite and a shower fitting to the bath.

Low maintenance patio style gardens and a range of fitted furniture in the master bedroom complete the picture.

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

Laminate flooring. Upvc double glazed front door. Radiator. Understairs store. Stairs to the first floor.

### CLOAKROOM/WC

4'10" x 3'3" (1.47 x 0.99)

Laminate flooring. Low level wc and wash basin in white. Extractor. Low voltage spotlights.

### FULLY FITTED KITCHEN

8'11" x 7'6" (2.72 x 2.29)

Laminate flooring. Range of wall cupboards and base units with a pale timber effect finish and complete with integrated gas hob, hood and under oven. Radiator. Upvc double glazed window with fitted venetian blind. Gas combi boiler. Low voltage spotlights. Plumbing for washing machine.

### LOUNGE

11'7" x 10'11" (3.53 x 3.33)

Laminate flooring. Radiator. Upvc double glazed patio doors leading into the...

### CONSERVATORY

10'2" x 9'10" (3.10 x 3.00)

Timber laminate flooring. Upvc double glazed windows and double doors leading into the garden.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Upvc double glazed window with fitted venetian blind.

### BEDROOM ONE

Fitted carpet. Radiator. Two Upvc double glazed windows with fitted venetian blinds. Excellent range of fitted wardrobes and wall storage cupboards.

### BATHROOM/WC

6'5" x 5'6" (1.96 x 1.68)

Tile effect vinyl flooring. Part tiled walls. White suite complete with shower attachment to the bath. Radiator. Extractor.

### BEDROOM TWO

11'6" x 7'8" (3.51 x 2.34)

Fitted carpet. Radiator. Upvc double glazed window with fitted roller blind.

### OUTSIDE


Wide tarmac driveway. Very private corner and rear gardens which feature large paved patio areas.

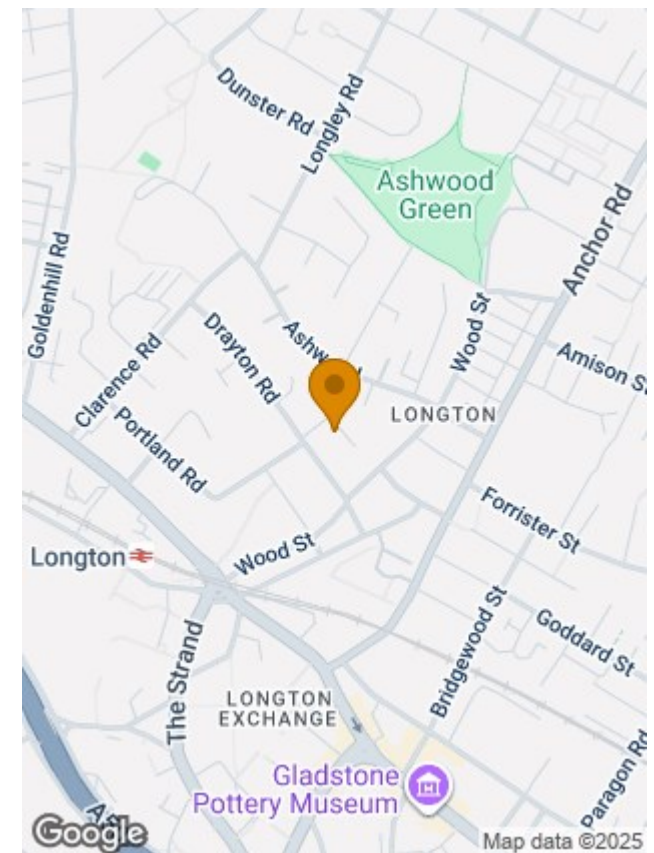
There is a cold water tap at the front of the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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 - £850pcm

Deposit - £980

Holding Deposit - £196

Council Tax Band - B

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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