

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



912 London Road, Trent Vale, Stoke-On-Trent, ST4 5NX

£995 PCM

- Available To Let Now!
- Fitted Kitchen With Integrated Appliances
- Luxurious Bathroom With Bath & Shower
- Close To The University Hospital of North Midlands
- Brand New & High Quality
- Underfloor Heating
- Two Bedrooms
- Off Road Parking & EV Charging

Discover modern living at its finest with these brand-new, high-quality two-bedroom townhouses on London Road, Trent Vale.

Designed for comfort and convenience each home boasts underfloor heating on the ground floor and an elegant open-plan kitchen and living space, complete with a fitted kitchen, integrated appliances and stylish patio doors leading to a private garden.

Upstairs, you'll find two spacious double bedrooms and a luxurious bathroom featuring a separate tiled walk-in shower and bath.

With private parking and EV charging points these stunning homes offer contemporary living in a prime location near to the University Hospital of the North Midlands.

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

Composite double glazed front door. Stairs to the first floor. Underfloor heating with oak style laminate flooring.

OPEN PLAN KITCHEN /LIVING/ DINING ROOM

28'4 x 15'1 (8.64m x 4.60m)

UPVC double glazed windows to the front and rear. UPVC double glazed patio doors. Under floor heating with oak style laminate flooring. Under stairs storage. Range of fitted wall cupboards and base units in gloss grey with integrated gas hob, electric oven, extractor hood, dishwasher and tall fridge freezer. Plumbing for washing machine. Spotlights throughout.

W/C

Wash basin and wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Radiator. White handrail and balustrade.

BEDROOM ONE

15'1 x 14'0 (4.60m x 4.27m)

Grey fitted carpet. Two UPVC double glazed windows. Radiator. Access to the loft.

BEDROOM TWO

13'11 x 8'7 (4.24m x 2.62m)

Grey fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

10'2 x 6'1 (3.10m x 1.85m)

Walk in shower with tiled walls and rain head shower, bath, pedestal wash basin and wc. Oak style laminate flooring. Spotlights.

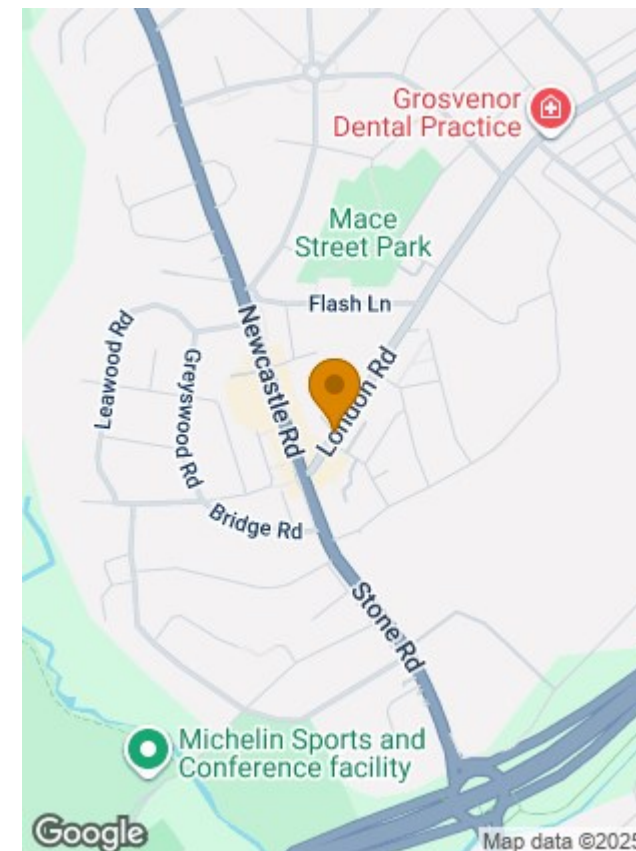
OUTSIDE

Block paved driveway to the front with electric EV charger and an enclosed lawn and patio area to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(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 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 - £995pcm

Deposit - £1148

Holding Deposit - £229

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

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