

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



43 Corporation Street, Stoke, Stoke-On-Trent, ST4 4AU

£695 PCM

- Ideal Convenient Location!
- Fitted Kitchen + Appliances
 - Combi Boiler
 - GF Shower Room
- Beautiful Modernised Accommodation!
 - Two Bedrooms
 - UPVC Double Glazing
 - Paved Rear Yard

READY TO LET NOW! A COMFORTABLE MODERNISED TOWN HOUSE IN A CONVENIENT AND CENTRAL LOCATION!

This distinctive forecourted Town House is complete with gas central heating from a combi boiler, UPVC double glazing throughout and a fully fitted kitchen with a range of appliances!

Recently decorated and very comfortable with a small paved patio area at the rear as well as a ground floor shower room and pleasant decoration throughout.

This house is in a convenient pleasant location for access to the University of North Staffordshire, Stoke railway station, Staffordshire University and the A500/A50.

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.



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GROUND FLOOR

LOUNGE

16'11" into bay x 11'11" (5.16 into bay x 3.63)

Fitted carpet. Radiator. UPVC double glazed bay window with curtains. UPVC double glazed front door. Elegant fireplace with living flame gas coal effect fire. Open plan stairs leading to the first floor.

DINING ROOM

11'11" x 11'9" (3.63 x 3.58)

Fitted carpet. Radiator. UPVC double glazed window with curtains. A most elegant fireplace with living flame gas coal effect fire. Picture rail.

FITTED KITCHEN

10'10" x 6'9" (3.30 x 2.06)

Tile effect vinyl flooring. Tiled splash backs. Excellent range of wall cupboards and base units with a pale timber effect finish and a range of appliances to include an integrated electric hob, stainless steel cooker hood, under oven, free standing fridge freezer and a Hotpoint automatic washing machine. UPVC double glazed window with fitted roller blind. Radiator.

REAR HALL

Tile effect vinyl flooring. UPVC double glazed rear door. Storage cupboard containing the Worcester gas combi boiler for central heating and hot water.

SHOWER ROOM/WC

7'8" x 5'3" (2.34 x 1.60)

Tiled floor. White suite comprising low level wc, pedestal wash basin and shower. Radiator. UPVC double glazed window with fitted roller blind.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'11" x 11'0" (3.63 x 3.35)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole and curtains. Original fireplace.

BEDROOM TWO

11'10" x 11'10" (3.61 x 3.61)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole. Original fireplace. Walk in wardrobe/storage cupboard.

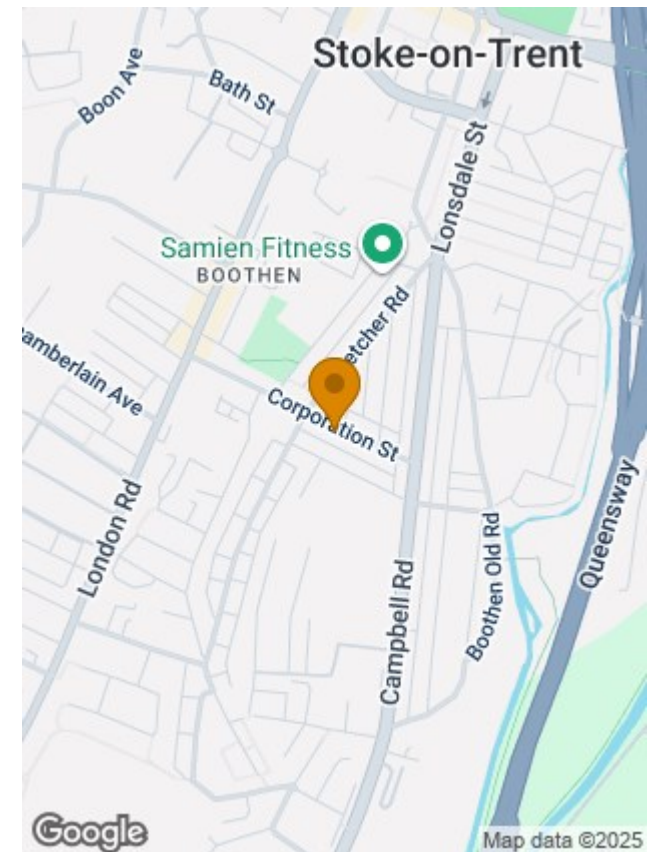
OUTSIDE

There is a walled forecourt at the front of this property and a small paved patio area at the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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

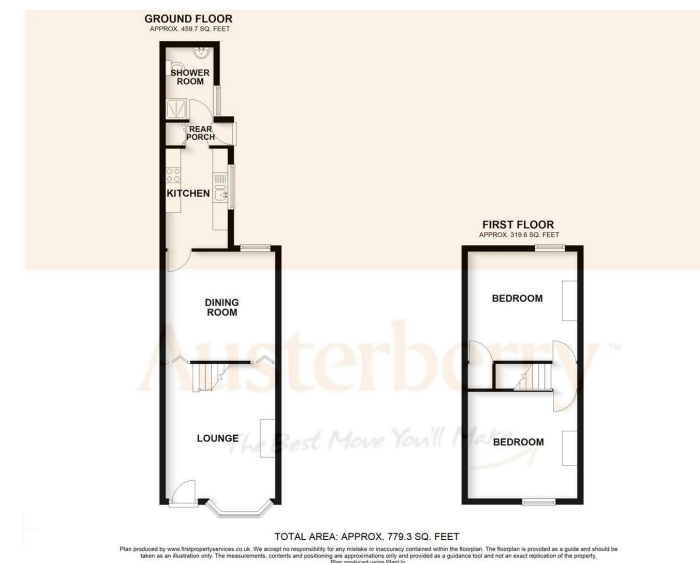
Rent - £695pcm

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

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