

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



Sycamore House Gladstone Place, Penkhull,
Stoke-On-Trent, ST4 5HP

£1,800 PCM

- New Build Detached House
- Two En-Suites
- Open Plan Living Area
- Garage
- Four Bedrooms
- Family Bathroom
- GF Under Floor Heating
- Prime Location For UHNM Hospital

Your Dream Home Awaits.

Discover Sycamore House, a beautifully appointed new-build home designed for modern living. This stunning four-bedroom property offers space, style, and comfort, featuring two en-suite bedrooms, a family bathroom, and a cosy snug with a feature fireplace—perfect for relaxation. The open-plan living area boasts a shaker-style fitted kitchen with a breakfast bar, while underfloor heating on the ground floor adds a touch of luxury.

With ample parking, a detached garage, and a prime location within walking distance of the University Hospital of North Midlands, Sycamore House is ideal for families and professionals alike.

This exceptional home is available to let now. Contact our lettings team today for your application form!



GROUND FLOOR

ENTRANCE HALL

Composite front door. UPVC double glazed side lights. Grey LVT flooring. Spotlights. Stairs to the first floor.

CLOAKROOM/W/C

Wc and wash basin. LVT flooring. UPVC double glazed window.

SNUG/ LOUNGE

13'0 x 10'11 (3.96m x 3.33m)

Grey LVT flooring. UPVC double glazed window. Feature brick effect fireplace with flu.

COMBINED KITCHEN, LIVING & DINING ROOM

22'11 x 16'11 (6.99m x 5.16m)

Grey LVT flooring throughout. Two large UPVC double glazed patio doors with side windows. Shaker style kitchen units with oak effect worktops and integrated appliances. Spotlights. Tiled splashback.

UTILITY ROOM

6'11 x 5'05 (2.11m x 1.65m)

Grey LVT flooring. Worktop space. Plumbing for washing machine. Underfloor heating controls. UPVC double glazed rear door.

FIRST FLOOR

BEDROOM ONE

13'10 x 13'01 (4.22m x 3.99m)

Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE

7'03 x 5'03 (2.21m x 1.60m)

Grey LVT flooring. White suite consisting of a wc, wash basin and corner shower. Heated towel rail radiator.

BEDROOM TWO

10'10 x 12'11 max 9'03 min (3.30m x 3.94m max 2.82m min)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

11'08 x 10'04 (3.56m x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window.

FAMILY BATHROOM

9'06 x 6'04 (2.90m x 1.93m)

Brand new white suite with separate bath and corner shower, wc and wash basin. Heated towel rail radiator. Two UPVC double glazed windows. Grey LVT flooring. Extractor fan.

SECOND FLOOR

LANDING

Stunning nine foot feature window. Fitted carpet. Radiator. Two ceiling velux windows.

BEDROOM FOUR

14'09 x 13'03 (4.50m x 4.04m)

Fitted carpet. Velux window. UPVC double glazed dormer window. Radiator. Spotlights.

EN-SUITE

Shower room with wc, wash basin and & Shower

DRESSING ROOM

Fitted carpet. Velux window. Radiator.

OUTSIDE

Driveway suitable for numerous cars.

EV charging point

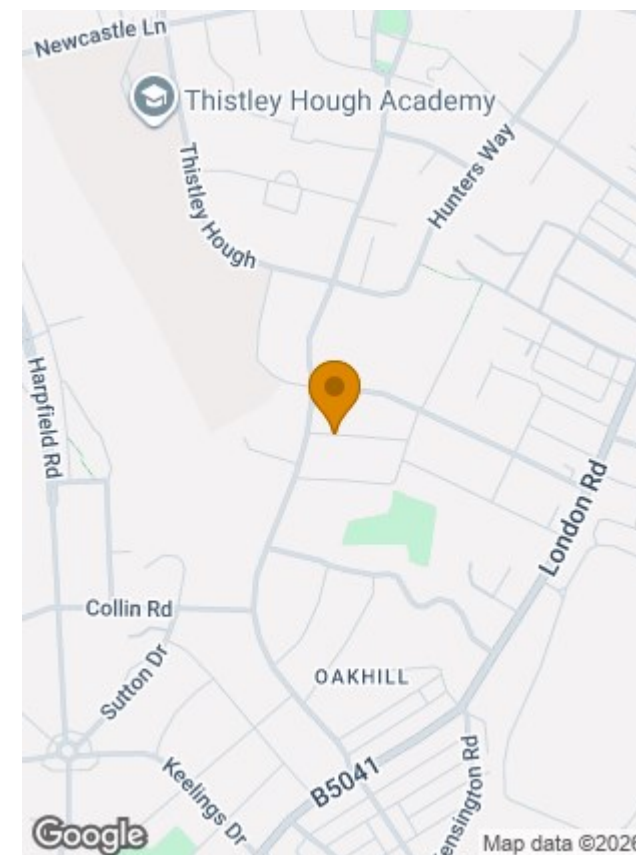
GARAGE

Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	86
(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 - £1900pcm

Deposit - £2192

Holding Deposit - £438

Council Tax Band - TBC

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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