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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **STUDENT RENTAL AVAILABLE 2027-28**
- **Gas Central Heating, Double Glazing**
- **Energy Performance Band C, Rating 69**
- **Five Bedroom Duplex Flat**
- **Rent £105 per week each including bills**
- **Please Ask One Of Our Advisors For Further Details**



Flat Above, 1 Ashford Street
Stoke-On-Trent, ST4 2EH

£105 Per Person
Per Week

Description

STUDENT PROPERTY AVAILABLE July 2027: A four bedroom duplex flat, close to Stoke town centre and railway station with easy access to the A500. The property briefly comprises entrance hallway at ground floor level, two bedrooms, lounge, kitchen, and bathroom to the first floor with a further three bedrooms and a washroom to the first floor. The property also benefits from gas central heating and double glazing. Bills are included in the rental.

Ground Floor

Hallway

With tiled flooring.

First Floor

Living Room *10' 1" x 14' 1" (3.08m x 4.29m)*

Double glazed window, radiator, power points, carpeted flooring.

Kitchen *6' 5" x 11' 5" (1.96m x 3.49m)*

Fitted kitchen with black units, wood-effect worktops, sink unit, and integrated appliances including cooker and washing machine. Also with pvcu double glazed window, radiator, part-tiled walls, and vinyl flooring.

Bathroom *3' 10" x 9' 11" (1.17m x 3.02m)*

With white bathroom suite comprising shower cubicle with combi shower, pedestal wash basin, and WC. Also with pvcu double glazed window, extractor fan, radiator, tiled walls and carpeted flooring.

Bedroom One *9' 9" x 10' 11" (2.98m x 3.33m)*

With pvcu double glazed window, double bed, desk, wardrobe, power points, radiator, carpeted flooring.

Bedroom Two *10' 5" x 10' 8" (3.18m x 3.25m)*

With pvcu double glazed window, double bed, desk, wardrobe, power points, radiator, carpeted flooring.

Second Floor

Landing

With radiator, carpet flooring.

Bedroom Three *10' 8" x 14' 0" (3.26m x 4.26m)*

With pvcu double glazed window, double bed, desk, wardrobe, power points, radiator, carpeted flooring.

Washroom *8' 8" x 2' 11" (2.65m x 0.89m)*

With WC, pedestal wash basin, radiator, and carpeted flooring.

Bedroom Four *10' 8" x 11' 7" (3.24m x 3.54m)*

With pvcu double glazed window, double bed, desk, wardrobe, power points, radiator, carpeted flooring.

Bedroom Five *9' 8" x 13' 9" (2.95m x 4.2m)*

With pvcu double glazed window, double bed, desk, wardrobe, power points, radiator, carpeted flooring.

urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money. Viewings strictly by appointment only.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Applications/ Marketing Period

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore complete the online form. **We wont accept an application unless we have met you.**

If you are successful, we pass your details onto vouch our preferred reference agent. Once we issued the vouch reference request, we will continue to market the property until your application has passed. If your application fails it will be rejected and we no longer accept guarantors.

We don't always accept the first application but allow a period of up to 28 days to select the best applicant for the property.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of one month.

Once your application has passed we will agree a date and issue the required documents and request the deposit this can be by bank transfer or card (**card payments must clear before you move in and can take 5 days**). Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval.

On the day of your tenancy we will ask you to pay your rental for the first month by bank transfer.

Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

Our Agency

We are a RICS regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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Energy performance certificate (EPC)

1 Ashford Street
Shelton
STOKE-ON-TRENT
ST4 2EH

Energy rating

C

Valid until:

8 October 2036

Certificate number:

0432-3942-6200-9716-0204

Property type

Top-floor flat

Total floor area

121 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		