

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



# Austerberry™

88 New Inn Lane, Trentham, Stoke-On-Trent, ST4 8EX

£1,200 PCM

- Available Soon To Let!
- Two Double Bedrooms
  - Modern Bathroom
  - Landscaped Gardens
- Refurbished And Extended
  - Open Plan Living Space
  - Bi-fold Patio Doors Into The Garden
  - Fantastic Property!

A property of extremely high quality!

Refurbished and extended, this property is fantastic. The main feature being the large open plan living space on the ground floor which includes a lounge area, kitchen with island and integrated appliances and bi-folding doors!

Upstairs the property has two double bedrooms and a fully tiled, modern bathroom with shower over the bath. The outside of the property is in the process of being landscaped to include gravel borders and seeded lawns.

Available soon! 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. Double glazed window. Fitted carpet.

### LOUNGE

12'11 x 10'8 (3.94m x 3.25m)

Fitted carpet. Radiator. UPVC double glazed window.

### OPEN PLAN KITCHEN AND DINING AREA

19'10 x 13'3 (6.05m x 4.04m)

Modern range of fitted wall cupboards and base units with an island and quartz worktops. Many integrated appliances: five ring gas hob, two ovens, microwave oven, dryer, washer, dishwasher, wine fridge, drinks fridge and double fridge freezer with water dispenser. Two radiators. Bi-fold patio doors. UPVC lante light. Composite external door. Under stairs storage cupboard.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

## BEDROOM ONE

10'11 x 10'2 (3.33m x 3.10m)

Grey fitted carpet. Radiator. UPVC double glazed window. Integral cupboard.

## BEDROOM TWO

8'11 x 7'11 (2.72m x 2.41m)

Grey fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

5'10 x 5'10 (1.78m x 1.78m)


Tiled floor and walls. White suite with shower and screen over the bath, wash basin and wc. UPVC double glazed window. Heated towel rail radiator. Spotlights. Extractor fan.

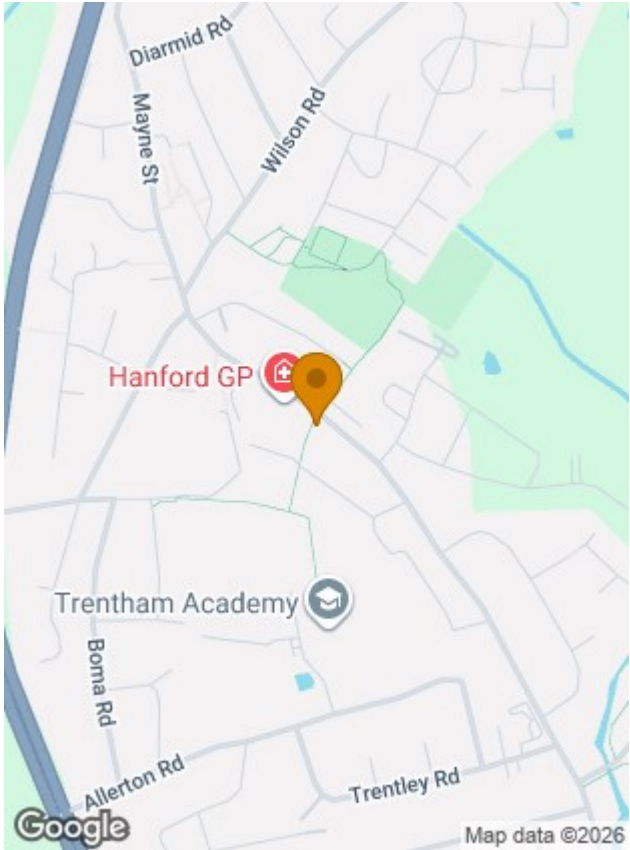
## OUTSIDE

There is an enclosed front garden with double gates.

To the rear there is a gravelled seating area with a seeded grass lawn.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 - £1,200pcm

Deposit - £1384

Holding Deposit - £276

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](mailto:enquiries@austerberry.co.uk)

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