KEATES
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Furnished One Bed Ground Floor Studio Flat**
- **Please Ask One of Our Advisors For Further Details**
- **Gas Central Heating, Double Glazing**
- **References and Deposit Required.**
- **Please Ask One of Our Advisors For Further Details**







4 Bath Street, Stoke On Trent

Stoke On Trent, ST4 7QR

Monthly Rental Of £495

Description

One bedroom ground floor studio flat in close to the amenities of Stoke town centre. The property is gas central heated and double glazed, with living accommodation comprising reception room/bedroom, kitchen/diner and bathroom.

This property is let and managed by Keates Hulme.

Living Room/Bedroom *4.80m(15'9") x 3.25m(10'8")*
With radiator, electric heater, aerial point, power points, telephone point and carpeted flooring.

Dining Kitchen *4.11m(13'6") x 3.40m(11'2")*
With oak colour wall units, white base units and marble effect work surfaces. Includes automatic washing machine, electric hob and oven, power points, radiator, cooker point, washer point and tile effect vinyl flooring.

Bathroom *2.64m(8'8") x 2.44m(8'0")*
A white bathroom suite comprising pedastal wash basin, WC and shower, with white tiled walls and tiled flooring.

Outside

An enclosed yard to the rear with a opened out recreational area.

Viewings

To view this, or any other of our properties, please call 01782 413580. If you would like to discuss this property and/or your specific requirements we strongly 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.

Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

Energy performance certificate (EPC)

4 Bath Street STOKE-ON-TRENT ST4 7QR	Energy rating **C**	Valid until:	**24 July 2033**
		Certificate number:	**2694-3028-8203-1727-8204**

Property type	Ground-floor flat
Total floor area	39 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).

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.