

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Top Floor Two Bed Flat**
- **Modernised**
- **EPC Band E, Rating 52 Council tax A**
- **Town Centre Location**
- **Electric Heated**
- **Ask an adviser to bok your veiwing**



Top Floor Flat, No 3, Cross Street
Stoke-On-Trent, ST10 1NP

Monthly Rental Of
£650

Description

A two bedroom self-contained top floor flat situated in the heart of Cheadle Town Centre. This modernised flat is located in the quiet Town of Cheadle located in Staffordshire Moorlands. The property comprises hallway, living room, kitchen, two bedrooms and a bathroom. The property is electric heated and benefits from modern kitchens and bathrooms.

Accommodation

Hallway

With carpeted floor, electric heater.

Living Room *12' 10" x 15' 6" (3.92m x 4.73m)*

With carpeted floor, electric heater, two sash windows to front, Power Point, aerial point

Kitchen *9' 2" x 11' 5" (2.80m x 3.47m)*

Fitted kitchen with light oak wall and base units a granite effect surfaces over. Part tiled walls and wood effect floor. Includes power points, washer point, integrated cooker hob and extractor hood. Inset spotlights and electric heater.

Bedroom 1 *13' 8" x 10' 0" (4.17m x 3.06m)*

With carpeted floor, electric heater, power points

Bedroom 2 *10' 9" x 6' 6" (3.27m x 1.99m)*

With carpeted floor, PowerPoint, electric heater

Bathroom *7' 5" x 8' 8" (2.27m x 2.63m)*

Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with shower over. Part tiled walls and wood effect floor. Includes inset spotlighting and extractor fan

Viewings

To view this, or any other of our properties, please call **01782 847083**.

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.

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Energy performance certificate (EPC)

3b, Cross Street
Cheadle
STOKE-ON-TRENT
ST10 1NP

Energy rating

E

Valid until 29 August 2023

Certificate number

2418-4042-7218-1837-2914

Property type

Mid-floor flat

Total floor area

54 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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