



- **STUDENT RENTAL AVAILABLE 2020-21**
- **Gas Central Heating, Double Glazing**
- **Energy Performance Band D, Rating 65**
- **Five Bedroom Duplex Flat**
- **Rent From £80 - £85 per week each including bills**
- **Please Ask One Of Our Advisors For Further Details**



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

**From £80 Per
Week Per Student
(Including Bills)**

Description

STUDENT PROPERTY AVAILABLE 2020-21: A five 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. Rooms between £80 and £85 each. Bills are included in the rental.

PLEASE NOTE: Keates Hulme are employed to secure tenants only; once you sign a lease you will be dealing directly with your landlord.

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.

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

Applications

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 drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

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. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

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

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'Your Property in Safe Hands'



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





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.

Keates Hulme for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates Hulme or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

1a, Ashford Street, STOKE-ON-TRENT, ST4 2EH

Dwelling type: Top-floor flat
Date of assessment: 12 March 2015
Date of certificate: 14 March 2015

Reference number: 0793-2882-6579-9695-8075
Type of assessment: RdSAP, existing dwelling
Total floor area: 142 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 3,963

Over 3 years you could save

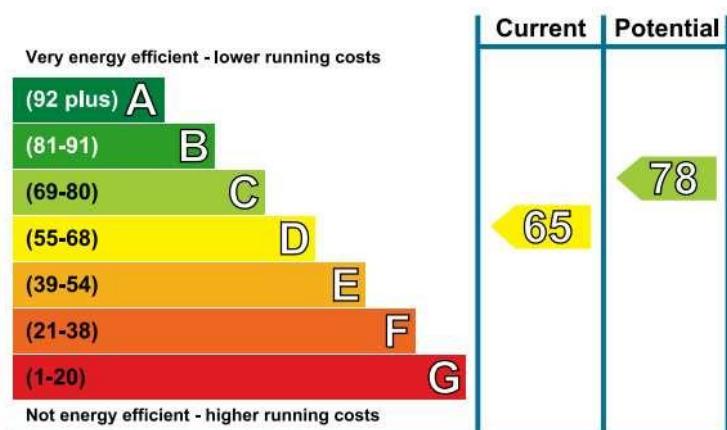
£ 1,581

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 351 over 3 years	
Heating	£ 3,276 over 3 years	£ 1,692 over 3 years	
Hot Water	£ 336 over 3 years	£ 339 over 3 years	
Totals	£ 3,963	£ 2,382	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.


The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,581	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.