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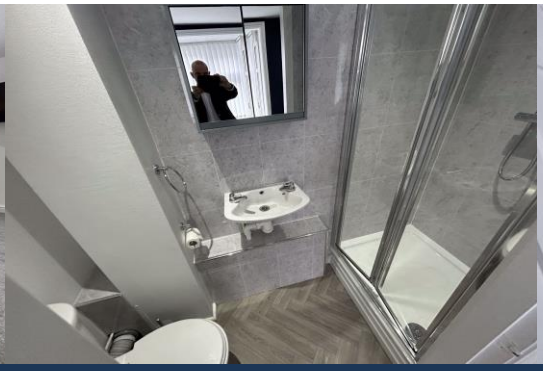
84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Recently Renovated Five Studio Apartments**
- **Rental Includes Bills**
- **EPC Band D, Rating 56. Council Tax A**
- **All self Contained Studios with Parking at the Rear**
- **Located close to Staffordshire University & Hanley**







424 Victoria Road, Stoke-On-Trent

Stoke-On-Trent, ST1 3JE

Monthly Rental Of £595

Description
Studio flats to rent. This converted property is situated within a short walk of Staffordshire University and Hanley Town Centre. The property benefits double glazing, electric heating and off road parking. Accommodation comprises hallway, two studio apartments and a communal kitchen at ground floor level with three studio apartments to the first floor. To the frontage is a forecourt at the rear is a large block paved yard with double gates suitable for parking three cars.

Ground Floor

Entrance Hall
With door to front.

Studio 1 *11' 8" x 11' 6" (3.56m x 3.51m)*
With Bedroom come living room, kitchenette and en-suite bathroom.

Studio 2 *13' 10" x 11' 8" (4.22m x 3.56m)*
Self contained studio flat with kitchenette and en-suite bathroom.

Kitchen *11' 6" x 11' 4" (3.51m x 3.45m)*
Modern fitted kitchen with oak effect wall and base units. Part tiled walls and tile effect floor. Includes integrated oven, hob and extractor hood, power points and pvcu door to rear.

First Floor

Landing
With carpeted floor, stairs off.

Studio 3 *9' 11" x 14' 6" (3.02m x 4.42m)*
A self contained studio flat with kitchenette and Ensuite bathroom.

Studio 4 *13' 11" x 11' 10" (4.24m x 3.61m)*
Self contained studio flat with kitchenette and ensuite bathroom.

Studio 5 *12' 4" x 9' 1" (3.76m x 2.76m) Maximum*
A self contained studio flat with kitchenette and ensuite bathroom.

Outside
To the frontage is a forecourt. At the rear is a large block paved yard with double gates suitable for parking three cars.

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.

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

Energy performance certificate (EPC)

424 Victoria Road STOKE-ON-TRENT ST1 3JE	Energy rating **D**	Valid until:	**24 August 2033**
		Certificate number:	**0370-2239-1280-2127-3841**

Property type

Semi-detached house

Total floor area

113 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 current energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.