

KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large three bedroomed flat
- Modern kitchen and bathroom
- Epc band C rating 77 .Council Tax A
- Located in a quiet market town
- Electric heated
- Ask advisor to book your viewing



Flat 2,, 23 Market Place
Leek, ST13 5HJ

Monthly Rental Of
£695

Description

A three bedroom duplex flat situated on market place in the rural town of Leek. The duplex apartment benefits from electric heating, modern kitchen and bathroom. Accommodation comprises hallway, bathroom, bedroom, living room, and kitchen at first floor level with two bedrooms to the second floor. Over night parking available most days on the cobbles but no allocated parking with the flat.

Accommodation

Hallway

With carpeted floor, power points, built-in storage cupboard, stairs off.

Living Room *14' 7" x 10' 10" (4.45m x 3.31m)* *maximum measurement*

With carpeted floor, electric heater, PowerPoint, aerial point. Open plan onto kitchen.

Kitchen *4' 5" x 8' 11" (1.34m x 2.72m)*

Modern fitted kitchen with Pale wood wall and base units, granite effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker, hob and extractor hood, inset, spotlights, Power and Washer points.

Bedroom 1 *8' 6" x 13' 9" (2.58m x 4.18m)*

With carpeted floor, electric heater and power points

Bathroom *7' 2" x 6' 4" (2.19m x 1.94m)*

Modern fitted bathroom suite in white with WC, basin inset in vanity unit, Electric shower and cubicle. Part of tiled walls and wood effect floor.

Upper floor

Bedroom 2 *14' 2" x 9' 1" (4.31m x 2.77m)*

With carpet floor, electric heater, PowerPoint, aerial point, inset spotlights. Feature oak beams

Bedroom 3 *11' 2" x 5' 9" (3.41m x 1.74m)*

With carpet floor, electric heater, PowerPoint, aerial point, inset spotlights, feature oak beams.

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.

sales • lets • surveys • auctions



www.keates.uk.com



KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com

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.

sales • lets • surveys • auctions



www.keates.uk.com



