

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



16 Hunters Way, Penkhull, Stoke-On-Trent, ST4 5EJ

£795 PCM

- Available To Let Now!
- Two Bedrooms
- Combi Boiler
- Large Rear Garden
- Ground Floor Flat
- White Bathroom Suite
- UPVC Double Glazing
- On Street Parking

AVAILABLE TO LET NOW! TWO BEDROOM GROUND FLOOR FLAT WITH A GARDEN!

Penkhull is a charming and attractive village and this delightful ground floor purpose built flat is within easy walking distance of the centre of the village and not far away from the centre of Stoke with its railway station.

The flat features light, bright decoration, two well proportioned bedrooms, a bathroom with a white suite and even a rain head shower over the bath, as well as gas central heating from a combi boiler and UPVC double glazing throughout. There is also a very impressive and surprising large garden to the rear with both artificial and natural grass areas There is also very useful storage space and on street parking available in Hunters Way.

For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Useful utility cupboard with space for dryer and storage.

BEDROOM ONE

9'11 x 9'1" to face of wardrobes (3.02m x 2.77m to face of wardrobes)
Fitted carpet. Radiator, UPVC double glazed window with fitted vertical blinds.
Really excellent range of fitted wardrobes including dressing table, lighting and fitted mirror.

BEDROOM TWO

10'0 x 8'6" (3.05m x 2.59m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BATHROOM/WC

9'8 x 5'0" (2.95m x 1.52m)
With a white suite consisting of a panelled bath with a rain head shower and screen over, low level WC and wash basin. Radiator, UPVC double glazed window. Part tiled walls. Extractor.

LOUNGE

13'7 x 11'7" (4.14m x 3.53m)
Fitted carpet. Radiator, UPVC double glazed window with fitted vertical blinds.
Feature fireplace with living flame electric fire. Archway leading into the...

FITTED KITCHEN

9'10 x 7'6" (3.00m x 2.29m)
Tiled floor and part tiled walls. A good range of wall cupboards and base units with a pale timber effect finish and a gas hob, cooker hood, under oven and fridge/freezer. Plumbing for washing machine. UPVC double glazed window with fitted vertical blinds. Concealed Baxi gas combi boiler with Hive system.

OUTSIDE

With on street parking available in Hunters Way at the front of the property and to the rear there is a really impressive, very pleasant West facing garden with lawn, artificial lawn area and raised area as well as a brick built storage shed.





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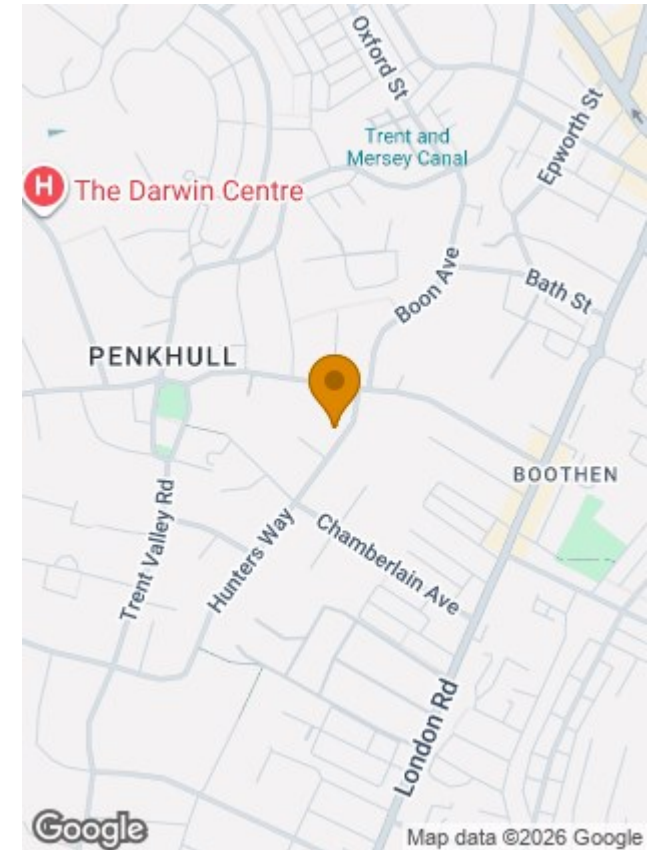


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

MATERIAL INFORMATION

Rent - £795pcm

Deposit - £917

Holding Deposit - £130

Council Tax Band - A

Minimum Rental Term – 6 months

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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