

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



93 Langley Street, Basford, Stoke-On-Trent, ST4 6EA

£800 PCM

- Available To Let Now!
- Fitted Kitchen
- Two Reception Rooms
- Paved Rear Yard
- Two Bedrooms
- White Bathroom Suite
- Convenient Location
- On Street Parking

This is a high quality rental property, available now!

We are confident you will love this exceptional two bedroom property on Langley Street, offering modern accommodation. The kitchen is modern with gloss grey units and integrated oven and hob. The bathroom is equally as attractive with modern white suite with power shower over the bath, the walls and floor are fully tiled too! The bedrooms are generous with white decoration and grey fitted carpets. The reception rooms are also generous with pleasant laminate flooring.

Just a short walk from Newcastle Under Lyme & Hartshill this property is close to local amenities, bus routes and the University Hospital of the North Midlands.

Contact us today for your application form



FRONT RECEPTION ROOM

10'11 x 10'01 (3.33m x 3.07m)

Composite double glazed front door. UPVC Double glazed window. Radiator. Laminate flooring. White decoration

REAR RECEPTION ROOM

11'09 x 10'01 (3.58m x 3.07m)

Laminate flooring. UPVC Double glazed window. Radiator. Understairs storage cupboard. White decoration

KITCHEN

12'06 x 6'05 (3.81m x 1.96m)

Gloss grey kitchen. Integrated electric oven and hob. UPVC double glazed window. Pattern vinyl flooring. Cupboard containing combi boiler.

REAR HALL

UPVC double glazed external door. Cupboard with shelves and power pocket. Pattern vinyl flooring.

BATHROOM

6'10 x 5'07 (2.08m x 1.70m)

White suite with power shower over bath. Toilet. Wash basin. Chrome heated towel rail. Fully tiled walls and floor. UPVC double glazed window. Extractor fan.

FIRST FLOOR

BEDROOM ONE

6'10 x 5'07 front (2.08m x 1.70m front)

Grey fitted carpet. UPVC double glazed window. Radiator. White decoration.

BEDROOM TWO

11'10 x 10'01 rear (3.61m x 3.07m rear)

Grey fitted carpet. UPVC double glazed window. Radiator. White decoration. Storage cupboard with hanging rail.

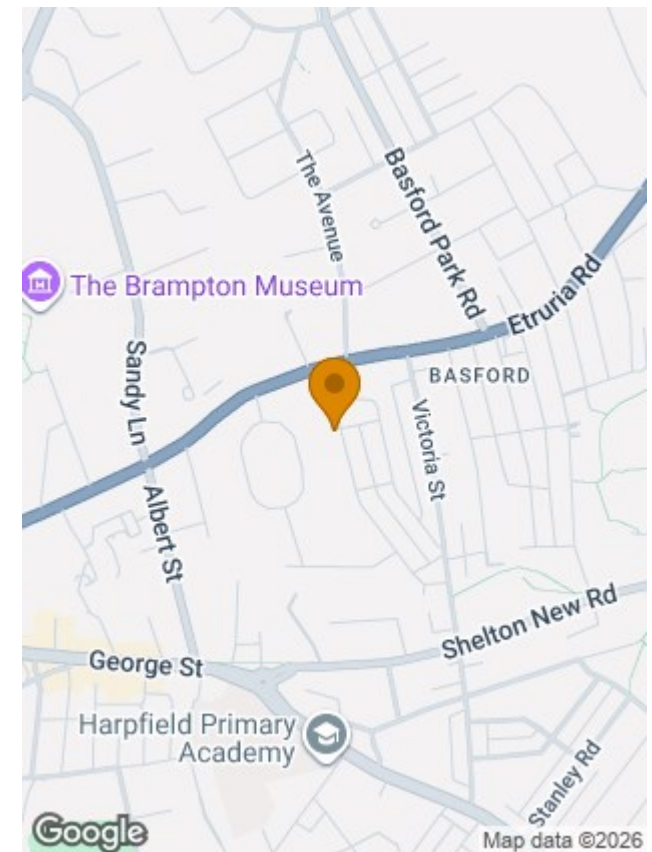
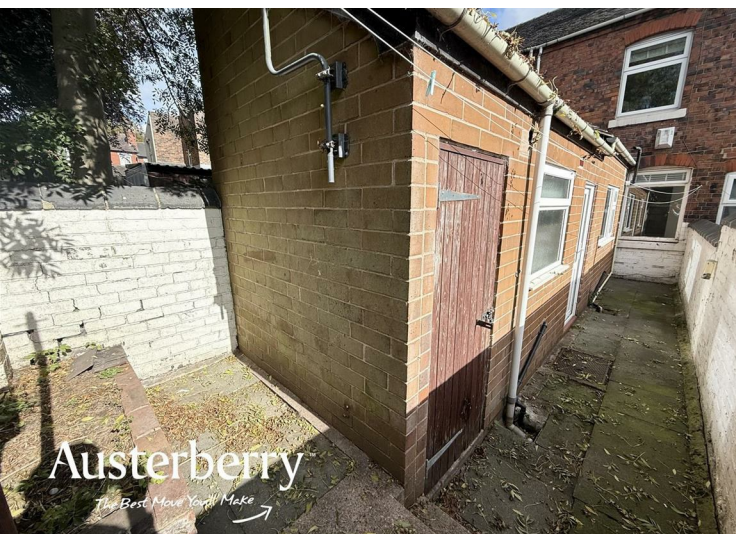
OUTSIDE

Small enclosed rear yard with pedestrian gate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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 - £800pcm

Deposit - £923

Holding Deposit - £184

Council Tax Band - A

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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