

# KEATES

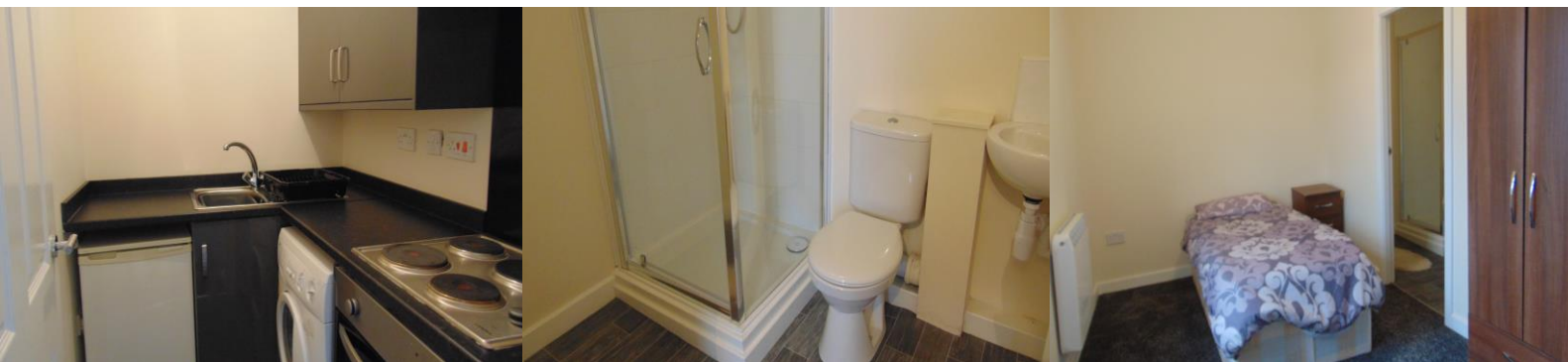
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Modern One bed apartment**
- **Majority Furnished**
- **Council Tax Band A**
- **Electric Heat and Double Glazed**
- **EPC Band D , Rating 63**
- **Ask an adviser for further details**



**Flat 3, The Raven, Elder Road**  
Stoke-On-Trent, ST6 2JF

**Monthly Rental Of**  
**£445**

## Description

Modern One bedroom apartment close to festival park and Hanley town centre. Comprising living room, kitchen, bedroom and bathroom. Majority furnished, double-glazed electric heated. Door phone entry system.

### Living Room 13' 2" x 13' 2" (4.01m x 4.01m) Max

With carpeted floor, electric heater, PowerPoint, aerial point. PVCU sash window to side. Includes TV table.

### Kitchen 7' 6" x 5' 2" (2.29m x 1.57m)

Modern fitted kitchen with grey wall and base units, granite effect surfaces over. Tile effect vinyl floor. Includes integrated cooker hob and extractor hood, washing machine, fridge. PowerPoint

### Bedroom 1 8' 1" x 14' 2" (2.46m x 4.33m)

With carpeted floor, electric heater, power points, single bed, bedside table, wardrobe

### Bathroom 6' 4" x 5' 9" (1.93m x 1.75m)

Modern fitted bathroom suite in white with WC, basin, enclosed shower cubicle with electric shower. Part tiled walls and tiled effect vinyl floor. Includes extractor fan and heated towel radiator.

## 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.

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# Energy Performance Certificate

Flat 3, The Raven, Elder Road, STOKE-ON-TRENT, ST6 2JF

|                             |                  |                            |                          |
|-----------------------------|------------------|----------------------------|--------------------------|
| <b>Dwelling type:</b>       | Mid-floor flat   | <b>Reference number:</b>   | 0854-3819-7623-9003-9755 |
| <b>Date of assessment:</b>  | 01 February 2017 | <b>Type of assessment:</b> | SAP, new dwelling        |
| <b>Date of certificate:</b> | 05 April 2017    | <b>Total floor area:</b>   | 31 m <sup>2</sup>        |

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

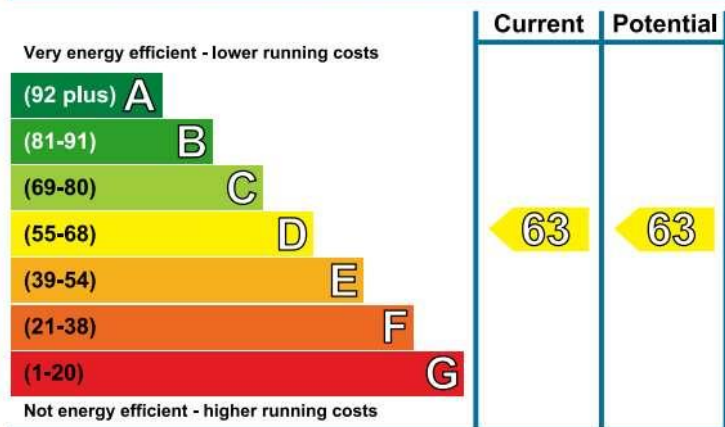
**Estimated energy costs of dwelling for 3 years: £ 1,716**

## Estimated energy costs of this home

|                  | Current costs        | Potential costs      | Potential future savings |
|------------------|----------------------|----------------------|--------------------------|
| <b>Lighting</b>  | £ 81 over 3 years    | £ 81 over 3 years    | Not applicable           |
| <b>Heating</b>   | £ 1,245 over 3 years | £ 1,245 over 3 years |                          |
| <b>Hot Water</b> | £ 390 over 3 years   | £ 390 over 3 years   |                          |
| <b>Totals</b>    | <b>£ 1,716</b>       | <b>£ 1,716</b>       |                          |

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 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.