

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- One Bedroom Self Contained Flat
- Close to Hanley
- Council Tax A
- Central Heated, Double Glazed
- EPC Band D Rating 60
- Ask an adviser to book your viewing



**3A Stedman Street, Stoke-On-Trent**  
Stoke-On-Trent, ST1 2LR

**Monthly Rental Of**  
**£595**

## Description

Furnished one bedroom first floor flat close to Hanley town Centre. The property benefits from gas central heating and double glazing throughout. Accommodation comprises entrance hall, landing, living room, bedroom, kitchen, and bathroom. The property is majority furnished and would suite a couple.

## Ground Floor

### Entrance Hall

With carpeted floor, stairs off.

### Landing

With carpeted floor, fitted balustrade, built-in cupboard.

### Living Room *11' 3" x 14' 10" (3.42m x 4.51m)*

With carpeted floor, radiator, Power Point, TV point, aerial point, TV unit and sofa settee. Fitted blinds and curtains.

### Bedroom *13' 7" x 9' 7" (4.14m x 2.93m)*

With carpeted floor, radiator, Power Point, double bed, bedside tables and wardrobe.

### Kitchen *7' 5" x 7' 3" (2.27m x 2.20m)*

Fitted kitchen with pale wood wall and base units wood effect surfaces over. Part tiled walls and tile effect floor. Includes Power Point, radiator, cooker, fridge freezer, and microwave.

### Bathroom *4' 7" x 7' 3" (1.39m x 2.22m)*

Modern fitted bathroom suite and white with WC, pedestal basin, enclosed shower cubical with electric shower. Part Tiled walls and tile effect floor. Includes radiator and extractor fan.

## 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 (EPC)

|   |               |                     |                          |
|---|---------------|---------------------|--------------------------|
| Upper Flat<br>3 Stedman Street<br>STOKE-ON-TRENT<br>ST1 2LR | Energy rating | Valid until:        | 23 October 2029          |
|   | <b>D</b>      | Certificate number: | 2248-6933-7230-1351-5914 |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 44 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 78 C      |
| 55-68 | <b>D</b>      | 60 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance