

KEATES

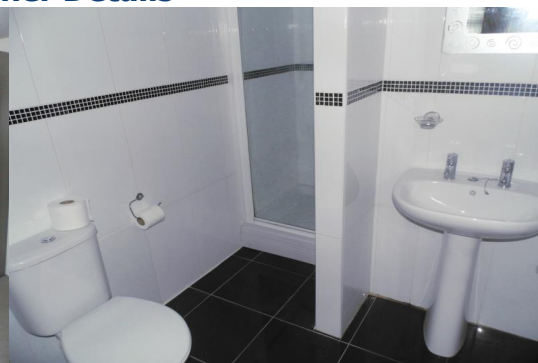
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Purpose Built Student Accommodation
- Bathroom & Ensuite Shower
- EPC Band B, Rating 83. Council Tax C
- Two Bedroom Fully Furnished Apartment
- Deposit & Retainer Required
- Please Ask One of Our Advisors For Further Details



23 Hassells Bridge, Hassell Street
Newcastle, ST5 1BF

Monthly Rental Of
£925

Description

STUDENT PROPERTY AVAILABLE SEPTEMBER 2023: Purpose built student accommodation located within walking distance of Newcastle town centre and a short bus ride from Keele University. The property is a fully furnished two bedroom first floor apartment, with uPVC double glazing, electric heaters and a balcony. Internal accommodation comprises entrance hall, open-plan lounge/ dining room / kitchen area, two bedrooms, ensuite and bathroom. See the full lettings particulars for fees due and standard terms of letting This Apartment is inclusive of Wi-Fi and a allocated parking space.

This property is let and managed by Keates.

Entrance Hall

With uPVC double glazed front door, wall-mounted electric heater and carpeted flooring.

Living/ Dining Area 16' 1" x 15' 4" max. (4.92m x 4.68m max)

Open-plan to kitchen. With two sofas, coffee table, occasional table, two electric wall heaters, power points, aerial point, telephone point, carpeted flooring and uPVC french doors leading out onto the balcony.

Kitchen Area 9' 3" x 12' 7" max. (2.82m x 3.86m max.)

Open-plan to living/dining area. With modern beige units, walnut-effect worktops, breakfast bar, part-tiled walls and tiled flooring. Integrated appliances include a cooker and hob with extractor hood, a fridge freezer, tumble dryer and dishwasher.

Bedroom 1 11' 10" x 10' 5" (3.63m x 3.19m)

With pvcu double glazed window to front elevation, double bed, built-in cupboard, wardrobe, bedside table, desk, chair, electric wall heater, power points, aerial point, telephone point, window blinds and carpeted flooring. Ensuite shower room off.

Ensuite Shower Room 5' 8" x 5' 9" (1.74m x 1.78m)

With modern white suite comprising low level W.C., pedestal washbasin and shower cubicle. Also with heated towel rail, part tiled walls and tiled flooring.

Bedroom 2 10' 2" x 8' 9" (3.1m x 2.69m)

With upvc double glazed window to front aspect, double bed, wardrobe, bedside table, desk, chair,

electric wall heater, power points, aerial point, window blinds and carpeted flooring.

Bathroom 5' 4" x 8' 9" (1.65m x 2.69m)

With modern white suite comprising low level W.C., pedestal washbasin and panelled bath with shower over. Also with heated towel rail, extractor fan, recessed spotlights, tiled walls and tiled flooring.

Outside

One allocated parking space within secure onsite car park.

Access

Please note viewing access is by the cooperation of the current tenants who have a legal interest in the property and as such viewings need to be arranged with their consent.

Viewings

To view this, or any other of our properties, please call 01782 413580. 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.

Keates Hulme for themselves and for the landlord gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates Hulme or the landlord. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The landlord does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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

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 drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

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. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

We are a RIC's 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)

23 Hassells Bridge
Hassell Street
NEWCASTLE
ST5 1BF

Energy rating

B

Valid until:

13 January 2032

Certificate
number:

2902-1229-4000-1294-0292

Property type

Mid-floor flat

Total floor area

67 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

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