



- **Furnished One Bed Ground Floor Studio Flat**
- **Please Ask One of Our Advisors For Further Details**
- **Gas Central Heating, Double Glazing**
- **References and Deposit Required.**
- **Please Ask One of Our Advisors For Further Details**



**4 Bath Street, Stoke On Trent**  
Stoke On Trent, ST4 7QR

**Monthly Rental Of**  
**£450**

## Description

One bedroom ground floor studio flat in close to the amenities of Stoke town centre. The property is gas central heated and double glazed, with living accommodation comprising reception room/bedroom, kitchen/diner and bathroom.

This property is let and managed by Keates

### **Living Room/Bedroom** 4.80m(15'9") x

3.25m(10'8")

With radiator, electric heater, aerial point, power points, telephone point and carpeted flooring.

### **Dining Kitchen** 4.11m(13'6") x 3.40m(11'2")

With oak colour wall units, white base units and marble effect work surfaces. Includes automatic washing machine, electric hob and oven, power points, radiator, cooker point, washer point and tile effect vinyl flooring.

### **Bathroom** 2.64m(8'8") x 2.44m(8'0")

A white bathroom suite comprising pedestal wash basin, WC and shower, with white tiled walls and tiled flooring.

## Outside

An enclosed yard to the rear with a opened out recreational area.

## 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.

## 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



#### **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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**www.keates.uk.com**



## 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

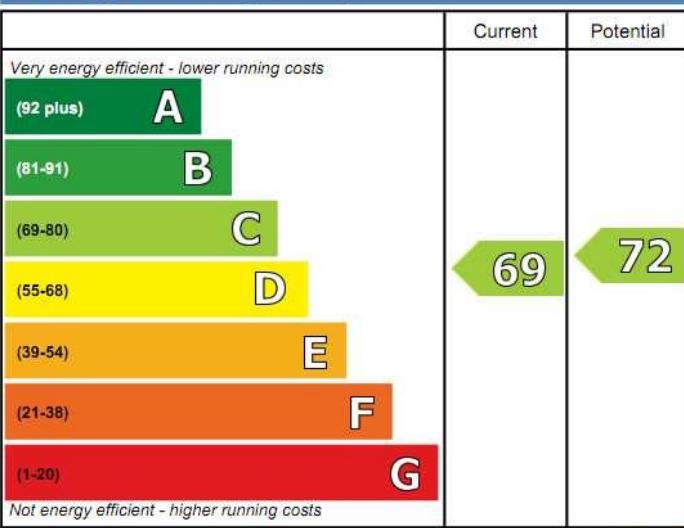


4, Bath Street,  
STOKE-ON-TRENT,  
ST4 7QR

Dwelling type: Ground-floor flat  
Date of assessment: 18 February 2010  
Date of certificate: 18 February 2010  
Reference number: 8090-6822-7720-5208-6996  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 39 m<sup>2</sup>

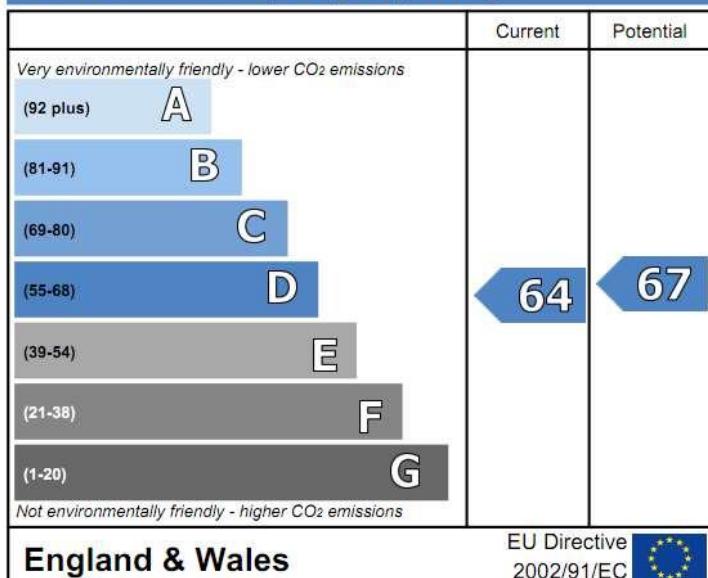
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	351 kWh/m <sup>2</sup> per year	314 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.0 tonnes per year
Lighting	£22 per year	£22 per year
Heating	£394 per year	£364 per year
Hot water	£75 per year	£66 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.