

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bed Ground Floor Flat
- Modern Kitchen and Bathroom
- EPC Band C rating 73 Council Tax A
- Central Heated, Double Glazed
- Close to Tunstall Town Centre
- Ask an adviser to book your viewing



109C High Street, Stoke-On-Trent
Stoke-On-Trent, ST6 5TA

Monthly Rental Of
£595

Description

A two bedroomed apartment and has recently been completely modernised. Benefiting from central heating, double glazing modern kitchen and bathroom. Accommodation comprises kitchen, living room, bedroom and bathroom at ground floor level with a further bedroom to the first floor.

Accommodation

Living Room/ Kitchen 18' 3" x 12' 7" (5.55m x 3.83m)

Modified in kitchen with grey wall and base units. Granite effect, surfaces over. Part tiled walls and vinyl floor. Includes integrated cooker oven and hob. Part carpeted floor. Includes radiator and power points.

Bathroom 6' 4" x 6' 4" (1.92m x 1.93m)

Fitted bathroom suite in white with WC and basin set in vanity unit, enclosed shower cubicle with combination shower. Part tiled walls and vinyl floor. Includes radiator and extractor fan.

Bedroom 1 10' 8" x 12' 11" (3.24m x 3.93m)

With carpeted floor, radiator, Power Point.

First Floor

Bedroom 2 13' 11" x 10' 2" (4.25m x 3.11m)

With carpeted floor, radiator, Power Point.

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

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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Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

109c High Street Tunstall Stoke-on-Trent ST6 5TA	Energy rating C	Valid until:	8 October 2033
		Certificate number:	2715-3006-9201-0517-5200

Property type

Ground-floor maisonette

Total floor area

60 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 C. It has the potential to be C.

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