

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Furnished Six Bedroom Accommodation**
- **Gas Central heated and Double Glazed**
- **Rental includes Bills**
- **Application and Admin Fees Apply. Deposit & Retainer Required.**
- **EPC Band C, Rating 73 Council tax A**
- **Please Ask One of Our Advisors For**



The Graduate, First Floor, 198 Caudon Road
Stoke-On-Trent, ST4 2DY

**Weekly Rental Of
£110 per room inc
bills**

Description

ROOM ACCOMMODATION: AVAILABLE 2020-21 A six bedroom apartment in the heart of Shelton's University Quarter, fully furnished, and benefiting from gas central heating and double glazing. Accommodation comprises entrance hall, living room, kitchen diner, two bathrooms, separate W.C. and six furnished bedrooms.

PLEASE NOTE: Keates Hulme are employed to secure tenants only; once you sign a lease you will be dealing directly with your landlord.

Living Room 11' 9" x 12' 3" (3.59m x 3.73m)

With carpeted floor, radiator, power points, aerial point. Sofas and tables

Bathroom 8' 5" x 8' 10" (2.56m x 2.70m)

White suite with pedestal basin, WC, and panelled bath with shower over. Inset spot light, extractor fan and radiator.

Bathroom 2 5' 8" x 6' 5" (1.73m x 1.95m)

White suite with pedestal basin, WC, shower cubicle with electric shower, extractor fan and radiator.

Kitchen/Diner 13' 11" x 10' 2" (4.23m x 3.11m)

Modern fitted kitchen with black wall and base units, wood effect worktops, and appliances including Inset range cooker, washing machine, dryer and fridge freezer. Also with power points, radiator, part tiled walls and tile effect vinyl flooring.

Bedroom 1 8' 10" x 9' 11" (2.68m x 3.01m)

With carpeted floor, radiator, power points and blinds. Furnished with double bed, wardrobe and desk.

Bedroom 2 11' 3" x 12' 8" (3.44m x 3.87m)

With carpeted floor, radiator, power points and blinds. Furnished with double bed, wardrobe and desk.

Bedroom 3 9' 2" x 9' 3" (2.80m x 2.82m)

With carpeted floor, radiator, power points and blinds. Furnished with double bed, wardrobe and desk.

Bedroom 4 10' 4" x 9' 2" (3.15m x 2.80m)

With carpeted floor, radiator, power points and blinds. Furnished with double bed, wardrobe and desk.

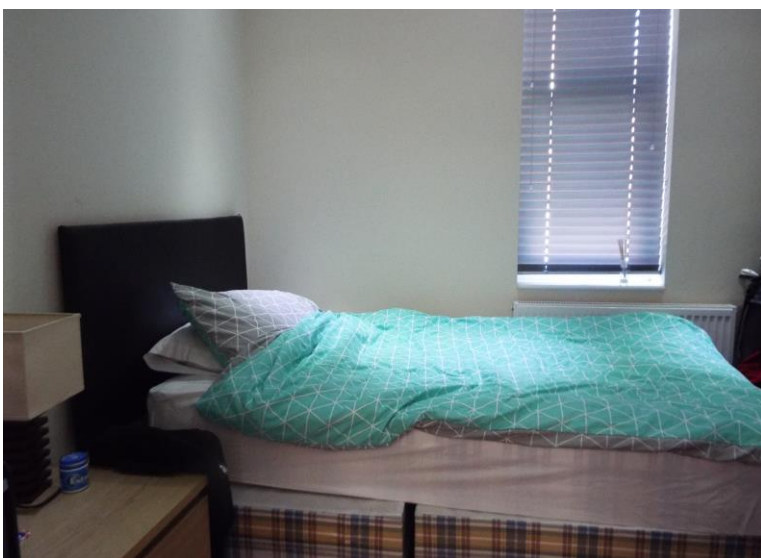
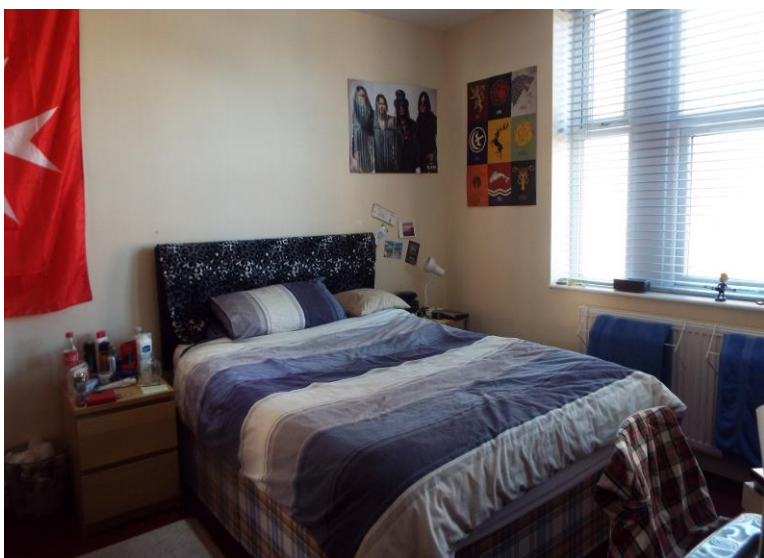
Bedroom 5 10' 6" x 9' 3" (3.19m x 2.81m)

With carpeted floor, radiator, power points and blinds. Furnished with double bed, wardrobe and desk.

Bedroom 6 10' 2" x 13' 11" (3.11m x 4.23m)

With carpeted floor, radiator, power points and blinds. Furnished with double bed, wardrobe and desk.

Keates Hulme for themselves and for the vendor 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 vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor 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 RICS'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)

Graduate Court 198 Cauldon Road STOKE-ON-TRENT ST4 2DY	Energy rating <div>C</div>	Valid until: 23 September 2024
		Certificate number: 0199-9017-0630-8800-1403

Property type

Residential spaces

Total floor area

369 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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C.