



14 Fairfax Close

Biddulph, Stoke-On-Trent,
Staffordshire ST8 6ER

Monthly Rental Of £595
(exclusive) + fees

- MODERN SECOND FLOOR APARTMENT
- ONE BEDROOM
- DESIGNATED PARKING SPACE
- LOCATED CLOSE TO BIDDULPH TOWN CENTRE

TO LET (Unfurnished)

Located extremely conveniently for Biddulph Town Centre and its amenities, this modern purpose built second floor apartment benefits from full PVCu double glazing, electric storage heating, car parking and provides the following accommodation: entrance hall, lounge / dining kitchen, bedroom and bathroom.

The accommodation briefly comprises:

(all dimensions are approximate)

HALL : Electric storage heater. Timber effect flooring. 13 Amp power point. Intercom handset. Airing cupboard with hot water cylinder.

LOUNGE / DINING KITCHEN 26' 11" x 11' 2" (8.20m x 3.40m): PVCu double glazed bay window to rear aspect. 13 Amp power points. Two electric storage heaters. BT telephone point (subject to BT approval). Television aerial point. Range of beech effect fronted eye level and base units having granite effect roll edge formica preparation surface over with stainless steel single drainer sink unit inset and breakfast bar. Built-in 4-ring stainless steel electric hob with matching fan assisted electric oven and grill below with extractor hood over. Space for fridge. Tiled to splashbacks.

BEDROOM 14' 1" x 9' 7" (4.29m x 2.92m) max: PVCu double glazed window to front aspect. Wall mounted convector heater. 13 Amp power points.

BATHROOM : White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mains fed shower over. Tiled to splashbacks. Wall mounted fan heater. Extractor fan. Two tier shelving and storage cupboard.

SERVICES : Mains electricity, water and drainage.

VIEWING : Strictly by appointment through the sole managing and letting agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: A

DIRECTIONS: From Congleton Town Centre proceed towards Biddulph on the A527. Continue past the petrol station (on the left) and at the next roundabout turn left and then immediately right at the mini roundabout onto Congleton Road, passing Lawton Street, Wells Close and Albert Street on the left, Thomas Street and Cromwell Street on the right, whereby Whalley Street will be found next on the right hand side which leads to Fairfax Close.

Holding Deposit (per tenancy) – One week's rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

The holding deposit is required while we carry our preliminary checks and obtain employer's reference and credit reference.

If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (a) One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.



(c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

The Department for Communities and Local Government “How to Rent – Checklist for renting in England” which can be downloaded at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf

Energy performance certificate (EPC)		
14, Fairfax Close Biddulph STOKE-ON-TRENT ST8 6ER	Energy rating B	Valid until: 26 November 2024
		Certificate number: 8499-7433-6029-5127-9943
Property type	Top-floor flat	
Total floor area	27 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>).

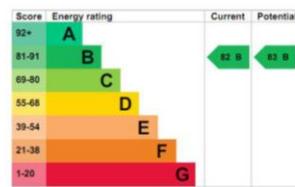
Energy rating and score

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

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

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

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

Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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