



- **One Bedroom Flat**
- **Electric heated and Double Glazed**
- **Ask an Adviser for further details**
- **New Kitchen and bathroom**
- **EPC Band D , Rating 53**



Flat 2, 11 High Street
Stoke-On-Trent, ST10 1AA

Monthly Rental Of
£275

Description

This modernised one bedroom flat. Open plan kitchen and living room, bathroom and bedroom. The property is electric heated and double glazed.

Living Room 9' 5" x 12' 8" (2.88m x 3.87m)

With laminate floor, power points, electric heater.

Kitchen 10' 10" x 5' 6" (3.31m x 1.68m)

Modern fitted kitchen with white wall and base units, granite effect services over. Includes integrated cooker and hob, washer point, PowerPoint

Bathroom 6' 7" x 4' 2" (2.00m x 1.27m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Fully tiled walls and floor. Includes extractor fan.

Bedroom 10' 4" x 13' 1" (3.14m x 4.00m)

With laminate floor, electric heater, PowerPoint, aerial point

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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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'Your Property in Safe Hands'



Registered Office: DPC House, Vernon Road, Stoke on Trent, Staffordshire, ST4 2QY Company No. 4918162





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.

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.



Flat 2, 11b High Street, Cheadle, STOKE-ON-TRENT, ST10 1AA

Dwelling type: Top-floor flat
 Date of assessment: 01 December 2017
 Date of certificate: 04 January 2018

Reference number: 8393-7622-5179-9539-7906
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 37 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

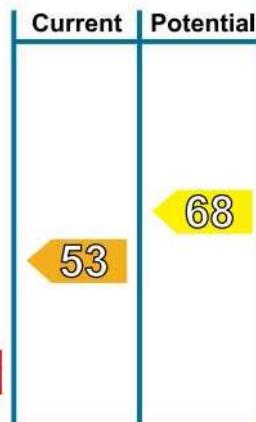
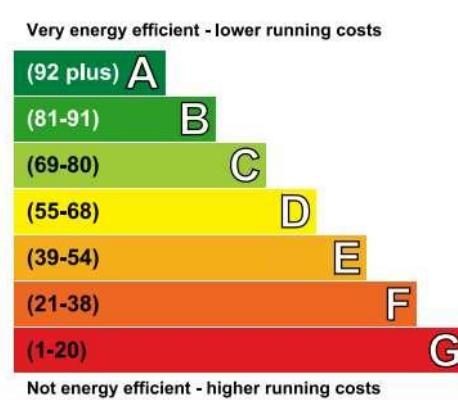
Estimated energy costs of dwelling for 3 years:	£ 2,544
Over 3 years you could save	£ 843

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 84 over 3 years	£ 93 over 3 years	
Heating	£ 2,022 over 3 years	£ 1,125 over 3 years	
Hot Water	£ 438 over 3 years	£ 483 over 3 years	
Totals	£ 2,544	£ 1,701	You could save £ 843 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 High heat retention storage heaters	£800 - £1,200	£ 843	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.