

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Hanover Street, The Brampton, Newcastle, ST5 1AU

PCM

£700 PCM

- Two Reception Rooms
- Large Lounge
- New Fitted Carpets
- Fresh Decor
- Two Bedrooms
- Fitted Kitchen
- Upstairs Bathroom
- Ready To Move Into

Centrally located with spacious accommodation!

This property on Hanover Street is just walking distance from the town centre of Newcastle Under Lyme and just a short distance from employment and amenities too.

The accommodation offers two bedrooms with the option of an additional ground floor room, a large living room, fitted kitchen and an upstairs bathroom. Carpets have been newly fitted throughout and the property is ready to move into.

To find out more about the property or for more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. New fitted carpet. Fresh decor. Radiator. Fitted floor mat.

FRONT RECEPTION ROOM/BEDROOM

10'08 x 8'02 (3.25m x 2.49m)

New fitted carpet. Radiator. UPVC double glazed window. Fresh decor.

REAR RECEPTION ROOM/DINING ROOM

12'00 x 11'11 (3.66m x 3.63m)

New fitted carpet. Radiator. UPVC double glazed window. Fresh decor.

KITCHEN

7'09 x 6'08 (2.36m x 2.03m)

Fully fitted kitchen with a range of wall cupboards and base units with integrated electric oven and gas hob. Tiled splash back. UPVC double glazed window.

REAR HALL

Vinyl flooring. UPVC double glazed patio door.

FIRST FLOOR

LANDING

New fitted carpet. Storage cupboard.

BEDROOM ONE

11'10 x 10'10 (3.61m x 3.30m)

Large double room. New fitted carpet. UPVC double glazed window. Storage cupboard. Radiator.

BEDROOM TWO

12'00 x 10'03 (3.66m x 3.12m)

Double room. New fitted carpet. UPVC double glazed window. Radiator.

SEPERATE WC

WC. UPVC double glazed window. Vinyl flooring.

BATHROOM

6'08 x 6'03 (2.03m x 1.91m)

Bath with shower fitting to taps and a pedestal wash basin. Radiator. UPVC double glazed window. Vinyl flooring. Cupboard containing combi boiler.

OUTSIDE

Enclosed and paved rear yard. Access to storage sheds.





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MATERIAL INFORMATION

Rent - £700pcm
Deposit - £807
Holding Deposit - £161
Council Tax Band - A
Minimum Rental Term – 6 months

CONDITIONS OF LET * Smoking: No Smoking is permitted in the Property * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet. * Financial: You will be required to have a gross ?before deductions/outgoings? monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

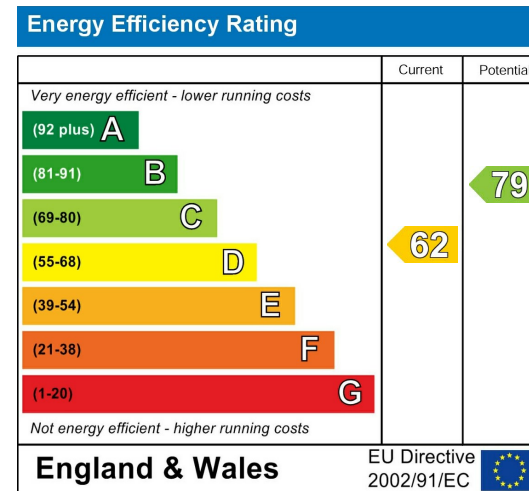
WHAT IT WILL COST PRIOR TO MOVING IN: * One month's rent due on move in * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY: * Payment of £50 if you want to change the tenancy agreement * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION Austerberry is a member of Propertymark's Client Money Protection ?CMP? Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.



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PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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