

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Jade Court, Meir Hay, Stoke-On-Trent, ST3 1NB

£800 PCM

- Two Bedrooms
- New Fitted Carpets
- Modern Bathroom
- Residents Parking
- UPVC Double Glazing
- Fresh Decoration
- Handy For Shops & Buses
- Compact Gardens

First Class Presentation Throughout!

We know this property will impress as soon as you walk through the front door! With new carpets throughout and fresh decoration it is finished to a very high standard.

The house benefits from a practical entrance porch, comfortable lounge and kitchen with dining area to the rear. Upstairs are two bedrooms and a modern bathroom with a white suite and spotlighting and there are useful storage cupboards both upstairs and down.

To the rear is an enclosed landscaped garden including patio and parking is available at the front of the house for two cars.

The quiet location is just walking distance from local amenities including shops, bus routes and schools.

Please see our video tour 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

PORCH/HALL

UPVC double glazed front door and window. Fitted carpet.

LOUNGE

11'8 x 11'07 (3.56m x 3.53m)

New fitted carpet. Two gel heaters. UPVC double glazed window. Stairs leading to the first floor. Electric flame effect fire. Door leading into the...

KITCHEN WITH DINING AREA

11'7" x 10'0 (3.53m x 3.05m)

Tiled floor. Gloss grey wall cupboards, base units and work tops. UPVC double glazed window with fitted venetian blinds and UPVC double glazed rear door. Useful under stairs storage. Gel heater.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

12'4" x 11'7" (3.76 x 3.53)

New fitted carpet. UPVC double glazed window. Gel heater.

BEDROOM TWO

7'1" x 7'1" (2.16 x 2.16)

New fitted carpet. UPVC double glazed window. Gel heater.

BATHROOM/WC

7'0" x 4'1" (2.13 x 1.24)

Modern white suite consisting of a panelled bath with electric shower over, wash basin and wc. UPVC double glazed window with fitted venetian blinds. Vinyl flooring. Tiled walls. Airing cupboard with insulated hot water cylinder.

OUTSIDE

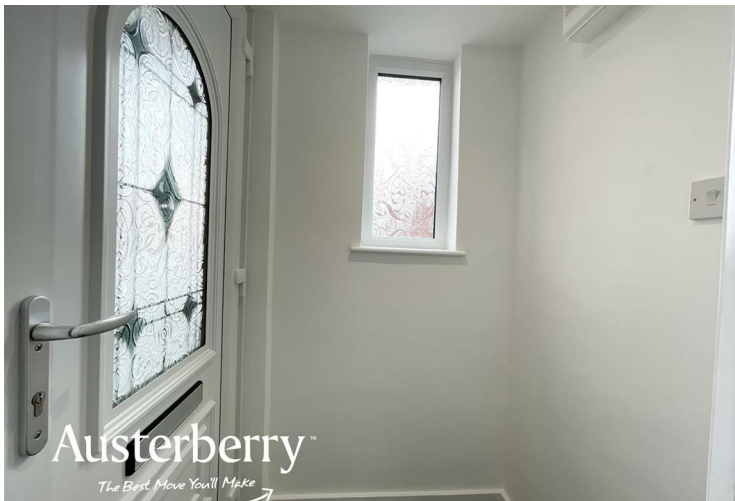
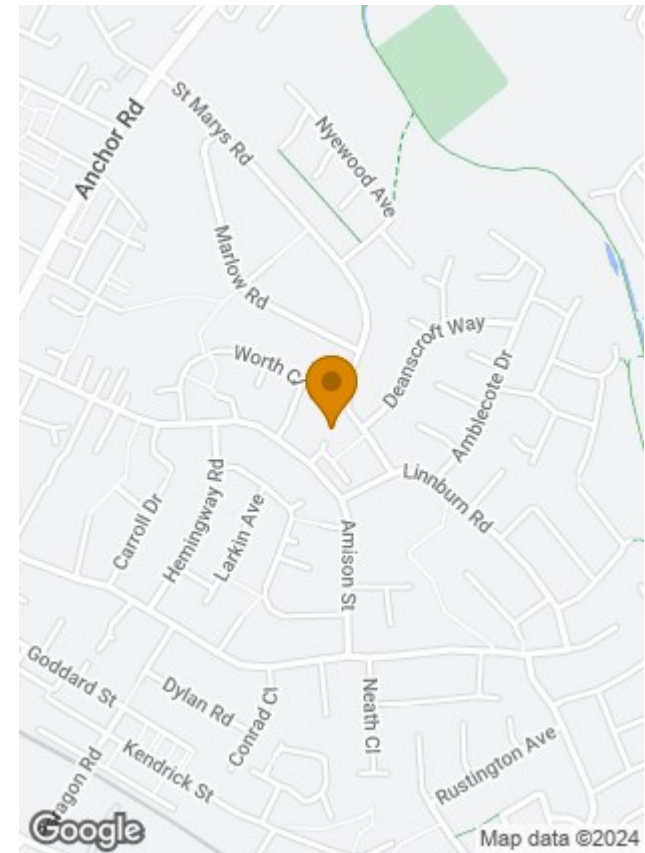
There are two parking spaces to the front.

There is a fully enclosed and private rear garden with paved patio, lawn and landscaped border.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * 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.

MATERIAL INFORMATION

Rent - £800pcm
Deposit - £923
Holding Deposit - £184
Council Tax Band - A
Minimum Rental Term – 6 months

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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