



Lindley Street, Cobridge, Stoke-On-Trent, ST6 2DW

Monthly Rental Of £400

Austerberry[™]
The Best Move You'll Make 

AVAILABLE TO LET NOW!

TWO BEDROOMS, GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING!

Ready to move into and a decent budget priced two bedroom house which has fitted carpets, a combi boiler for central heating and UPVC double glazing throughout!

The bathroom has just been refitted with a new white suite together with a shower fitting over the bath, there's space to eat at the breakfast bar in the kitchen, both the bedrooms are doubles and there's on street parking available in Lindley Street.

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 lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

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 £395, then you will need to have a monthly income at least £987.50. 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 * Deposit £ 460 * Holding Deposit £92 (payable on application and then deducted from monies due at 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 [The Application Process - Austerberry](#). 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.



GROUND FLOOR

SITTING ROOM *11' 7" x 11' 4" (3.53m x 3.45m)*

UPVC double glazed front door and window. Fitted carpet. Door mat. Double radiator.

KITCHEN WITH DINING SPACE *11' 6" x 11' 4" (3.51m x 3.45m)*

Fitted carpet and vinyl floor covering. Radiator. UPVC double glazed window. Base units and worktops with a white finish. Single drainer stainless steel sink unit. Stairs to first floor. Useful walk in storage cupboard with shelving.

REAR HALL/UTILITY AREA

UPVC external rear door. Plumbing for washing machine. Glow Worm gas combination boiler for central heating and hot water.

REFITTED BATHROOM/WC *6' 0" x 5' 7" (1.83m x 1.7m)*

Panelled walls. New white suite consisting of panelled bath with shower fitting over, wash basin set within a vanity unit and low level wc. Double radiator. UPVC double glazed window. Extractor.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Radiator.

BEDROOM ONE *11' 7" x 11' 4" (3.53m x 3.45m)*

Fitted carpet. Radiator. Upvc double glazed window.

BEDROOM TWO *11' 5" x 11' 3" (3.48m x 3.43m)*

Fitted carpet. Radiator. Upvc double glazed window. Walk in wardrobe/storage cupboard.

OUTSIDE

Rear yard with two brick and tile outbuildings.



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 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.

