



Bambury Street, Longton, Stoke-On-Trent, ST3 5DB

Monthly Rental Of £395

Austerberry™
The Best Move You'll Make →

AVAILABLE TO RENT NOW! A CLEAN AND TIDY TERRACED TYPE HOUSE IN A REALLY CONVENIENT LOCATION!

Here's a terraced type house which is on a bus route, just a few yards from local shops, has a white bathroom suite complete with shower over the bath and a modern fitted kitchen.

Needless to say it has gas central heating from a combi boiler, UPVC double glazing and there are two bedrooms. Can we arrange an appointment for you to view?

Just e-mail us at enquiries@austerberry.co.uk or telephone our Longton office on 01782 594595 and we will make arrangements to show you around.

Conditions of Let:- No Smoking inside the Property, No Pets, No Housing Benefit

* Deposit £495 * Fees Apply

LOCATION

Leave Longton by Anchor Road and turn left at the top of the bank into Bambury Street. You will see our To Let board on the left hand side which clearly identifies this property.

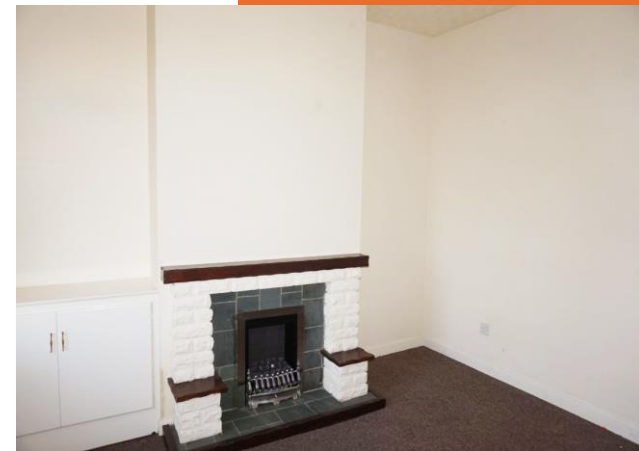
WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent payable together with the deposit at move in and rent payable monthly thereafter.
- * If you have a pet, a higher deposit may be requested.
- * All utilities/services payable separately unless stated
- * Referencing - £100 for a single applicant, £150 for two applicants and £50 for any subsequent applicant (payable on application)
- * Holding Deposit - £100 (payable on application and then deducted from monies due at move in)

DURING A TENANCY:

- * Tenancy Renewal Fee - £50 per six month period (if you opt for a further fixed term after the initial agreement expires)
- * Late Payment of Rent - £20
- * Missed Appointment Charge - £60
- * Pet Deposit Returnable additional Security Deposit of £100 and £25 agreement fee (if the Landlord subsequently agrees for a pet after the start of the tenancy)
- * Change of Sharer/New Occupier - £50 per person (if the Landlord subsequently agrees after the start of a tenancy)



GROUND FLOOR

SITTING ROOM

11' 3" x 11' 2" (3.43m x 3.4m)

Fitted carpet and doormat. Radiator. Upvc double glazed window with fitted venetian blind. Feature fireplace with gas coal effect fire.

LIVING ROOM

11' 9" x 11' 4" (3.58m x 3.45m)

Fitted carpet. Radiator. Upvc double glazed window. Feature fireplace with living flame gas coal effect fire. Understairs store with fitted carpet. Stairs to the first floor. Door leading into the...

FITTED KITCHEN

11' 8" x 6' 5" (3.56m x 1.96m)

Range of wall cupboards and base units in white and complete with integrated electric hob, hood and under oven. Laminate flooring. Upvc double glazed window. Radiator. Gas combi boiler. Spotlight fitting.

REAR HALL

Laminate flooring. Storage space. Rear door.

BATHROOM/WC

6' 0" x 5' 9" (1.83m x 1.75m)

Laminate flooring. White bathroom suite with shower and screen over the bath. Stainless steel centrally heated towel rail. Upvc double glazed window.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11' 2" x 10' 2" (3.4m x 3.1m)

Fitted carpet. Radiator. Upvc double glazed window. Range of built in wardrobes. Large fitted mirror.

BEDROOM TWO

11' 11" x 11' 5" (3.63m x 3.48m)

Fitted carpet. Radiator. Upvc double glazed window. Built in storage cupboard.

OUTSIDE

Small rear yard.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	59	80
England, Scotland & Wales		
EU Directive 2002/91/EC		



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