

LETTINGS & MANAGEMENT
Eloise

&
LJP Developments

In Partnership with

The Northern School of Art



THE
**NORTHERN
SCHOOL
OF ART**



STUDENT ACCOMODATION BROCHURE

Address: 56 Grange Road, Hartlepool, TS268JF

Eloise Lettings & Management in partnership with LJP Developments Ltd is proud to offer students at The Northern School of Art accommodation for the 24-25 year of study.

Who Are We?

Eloise Lettings & Management is a property management company based in Hartlepool with over 5 years experience of managing property including standard rentals, serviced accommodation and also Houses of Multiple Occupancy including student lets. Eloise Lettings is a proud member of The Property Redress Scheme which should give all potential tenants/students the confidence you are in the right hands.

LJP Developments Ltd is the landlord and owner of the property. LJP Developments Ltd is a popular landlord in Hartlepool with a great reputation for refurbishing properties to a very good standard with the occupiers experience at the forefront of their thinking.

The Location?

Located in the centre of Hartlepool, the property is just 0.8 miles from The Northern School of Art which means less than an 18 minute walk. Alternatively there is many accessible bus routes and taxis should students wish to take public transport.

Due to its central location there are many amenities close by including the Highlight Retail Park which includes Costa Coffee, Subway and The Gym Group which is a modern gym facility should students wish to stay fit and healthy throughout their studies. Also close by is the very popular tourist attractions Navigation Point best known as Hartlepool's Marina and Church Square which boast many restaurants, bars and nightclubs which students can utilise to socialise outside school hours. Impressively another popular tourist attraction Seaton Carew is just a short journey on a bus or a 25 minute walk if students enjoy relaxing or unwinding by the sea side with some fish and chips.

The Property?

The property is a 1920 three storey Victorian era property which was recently brought back to life and modernised to a very good standard in 2021. The property is comprised of 6 bedrooms including 4 en-suite bedrooms and 2 off-suite bedrooms, lounge, fully equipped modern kitchen, front garden and rear yard.

The Facilities?

Bedrooms - All bedrooms come equipped with double bed, wardrobe, bed side table, chest of drawers, desk and chair. En-suite bedrooms have access to a shower, basin and WC inside the bedroom. Off-suite bedrooms have access to their own private bathroom which comes equipped with shower, basin and WC however this is located just outside the bedroom. All bedrooms operate a digi lock system, students will be provided with their own code in order to access their room and it is strongly advised the code is not shared with anyone under any circumstances. Eloise Lettings is the only other code holder for bedrooms for health and safety reasons. Due to the self catering nature of the accommodation, students are responsible for providing their own bedding, including quilts, cushions, sheets, throws and anything else.

Kitchen - The kitchen has all the essentials i.e oven/grill/hob, microwave grill, toaster, kettle, washing machine, fridge/freezer and double bowl sink, please note there is no tumble dryer at the property therefore it is advisable students invest in their own clothes horse in order to dry clothes in their room or alternatively use a dry cleaners. There is plenty of cupboard space available for food and utensil storage, cupboards are free to be used by anyone, unfortunately no space can be dedicated to a single individual unless students wish to manage this themselves, although no locks or restrictors are to be fitted. Students are responsible for providing their own pots, pans, plates, bowls, utensils and anything else you may require in order to cook. Eloise Lettings is not responsible for any of the above and will not replace lost or missing items. This also includes cleaning products.

Lounge - The Lounge comes equipped with a 2 seater sofa, table and chairs however due to the limited space it means not all 6 students can use the space at one time therefore this should be managed in house by students themselves.

Communal - Also provided is a Hoover, ironing board and iron, these are to remain in the communal store cupboard and placed back after use. Under no circumstances should these be left in bedrooms or laid out on emergency exit routes.

The Rate's?

En-suite bedrooms are charged at £150pw during term time (42 weeks)
Off-suite bedrooms are charged at £135pw during term time (42 weeks)

The Tenancy Terms?

The tenancy is for a fixed term of 42 weeks which includes Easter, Christmas and any other Bank Holidays which fall within the 42 week school term whether students chose to stay or go home. There is scope for students to stay in the accommodation outside term time during summer holidays, however the rate for this can be discussed at a later date.

The Reservation Terms & Fee?

Rooms are very limited therefore its advisable students book well in advance of their study. Rooms can be secured with a reservation fee equivalent to two weeks rent i.e for double ensuite bedrooms this would be £300 and for double off suite bedrooms £270. The fee secures the room and is later used as a refundable security deposit which will be placed into a bond scheme once the student moves in. The bond will only be released at the end of the tenancy agreement upon inspection of the property and once deemed there are no issues, damage or negligence on the students part.

Along with the reservation payment students must also provide ID (Passport, Birth Certificate, Passport or Official ID Card), Proof of study, proof of address.

Students are also required to provide one guarantor. The guarantor must be in full time employment and must also provide ID and proof of address.

The Cleaning?

Cleaning is an essential part of the students stay, students are expected to clean and keep on top of cleanliness at all times. Eloise Lettings appreciates students have deadlines and work commitments however the landlord has set clear boundaries and expects the property to be looked after, cleaned and respected as if its their own. Eloise Lettings and the landlord reserve the right to carry out random spot checks of communal areas at any time and also reserve the right to book room inspections with enough notice to ensure the health and safety of all students. A cleaner will attend the property once per month to carry out a general clean, the schedule will be shared on the notice board in the property so all students are aware. The cleaner will relay any concerns back to Eloise Lettings.

The Compliance?

Rest assured you are in safe hands at 56 Grange Road, The Northern School of Art has been provided with all up to date compliance certificates, licenses and fire risk assessments. For peace of mind the property is equipped with a Grade A LD1 Fire Alarm and Emergency Lighting System and students will be talked through the procedures incase of a fire or emergency upon arrival. The system is checked once per week and a log of this is kept at the property.

Emergency Procedures and House Rules will also be clearly displayed on the notice board within the property at all times.

Other?

Smoking or vaping is not permitted inside the property under any circumstance, this should be done outside and a fair distance away from the property. If there are any reports of students smoking or vaping inside, Eloise Lettings reserves the right to terminate the tenancy agreement with immediate effect. Students are not permitted to decorate rooms, stick posters on walls or hang items from ceilings, please bear in mind the property/room needs to be returned as it was and any alterations need to be made right upon handing keys back otherwise this would mean the loss of bonds. Rooms are single occupancy, under no circumstances should a second person be staying in rooms, this goes against health and safety and HMO license conditions. No pets also allowed at the property.

The Gallery

Kitchen & Lounge



Bedroom 1 (Double Ensuite Ground floor)



Bedroom 2 (Double Ensuite Ground floor)



Bedroom 3 (Double Off Suite First Floor)



Bedroom 4 (Double Ensuite First Floor)



Bedroom 5 (Double Off Suite Top Floor)



Bedroom 6 (Double Ensuite Top Floor)



We hope the information provided in this brochure provides you and your family with all the essential information you require before making your decision and also provides you with the confidence this accommodation is the right option for you whilst you study at the Northern School of Art.

For further information please don't hesitate to contact us via the details below.

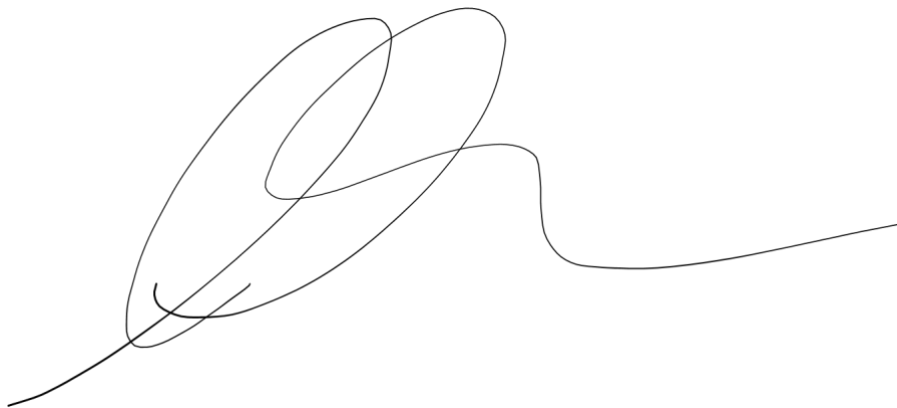
We look forward to welcoming you to 56 Grange Road, Hartlepool very soon.

Regards

Eloise Lettings & Management
LJP Developments Ltd

Contacts details:

Liam Lewis
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Eloiselettings@gmail.com

A large, stylized handwritten signature in black ink, appearing to read 'Eloise', with a long horizontal flourish extending to the right.

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Eloise

PRS
Property Redress Scheme