

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two Pre let flats close to Stoke
- Double Glazed and Central Heated
- EPCs Band C'S Rating 69 & 73
- Let for £835 pcm exclusive of bills
- Modern Kitchen and Bathrooms
- Council Tax A



**30 & 30a, Butler Street**  
Stoke-On-Trent, ST4 1EG

**£140,000**

## Description

A pre-tenanted investment for sale in Stok, consisting of two self-contained flats renovated circa 2010 and currently producing a rental income of £835 pcm. With a potential rental income of £1100 pcm. The properties are gas central heated and double glazed throughout with energy performance certificate being band C per property. The ground floor, flat comprises hallway, bathroom, kitchen, living room, bedroom with the first floor being the same. At the side is an enclosed yard leased to the ground floor flat.

## Ground Floor Flat

### Hallway

with carpeted floor, Power Point, radiator.

### Living Room 10' 8" x 12' 11" (3.25m x 3.93m)

With carpeted floor, radiator, Power Point.

### Bedroom 9' 7" x 9' 7" (2.92m x 2.93m)

With carpeted floor, radiator, Power Point.

### Kitchen 9' 5" x 7' 11" (2.88m x 2.41m)

Modern fitted kitchen with wood wall and base units, granite effect surfaces over. Part tiled walls and floor. Includes radiator, Power Point, washer point, extractor fan.

### Bathroom 7' 4" x 6' 0" (2.23m x 1.84m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit, paneled bath with mixer shower over. Fully tiled walls and tiled floor. Includes radiator and extractor fan.

### Outside

Enclosed paved yard with seating area

### Rental

Currently let on an AST for £425pcm. Lease started 14/9/2023.

## First Floor Flat

### Hall/ Stairs

Entrance hall with carpeted floor and stairs off.

### Landing

With carpeted floor, radiator, Power Point.

### Living Room 10' 5" x 13' 0" (3.17m x 3.95m)

With carpeted floor, radiator, Power Point, windows to side and front.

### Bedroom 10' 0" x 10' 0" (3.05m x 3.04m)

With carpeted floor, radiator, Power Point and built in wardrobe.

### Kitchen 10' 10" x 6' 1" (3.29m x 1.86m)

Modern fitted kitchen with wood wall and base units. granite effect surfaces over. Part tiled walls and tile effect floor. Includes radiator, extractor fan, Power Point, washer point.

### Bathroom 7' 10" x 5' 11" (2.40m x 1.80m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower and curtain over. Part tiled walls and tile effect floor. Includes radiator and extractor fan.

## Rental Income

Rental incomes are fixed by way of section 13 notice till 2024. The properties are let and managed by Keates.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Our Services

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

### Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

### Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

### Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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# Energy performance certificate (EPC)

FIRST FLOOR 30A BUTLER STREET STOKE STOKE-ON-TRENT ST4 1EG	Energy rating <b>C</b>	Valid until: <b>25 September 2033</b> <hr/> Certificate number: <b>2000-2827-0822-1095-3173</b>
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## Property type

Top-floor maisonette

## Total floor area

44 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, with internal insulation	Good