

# KEATES

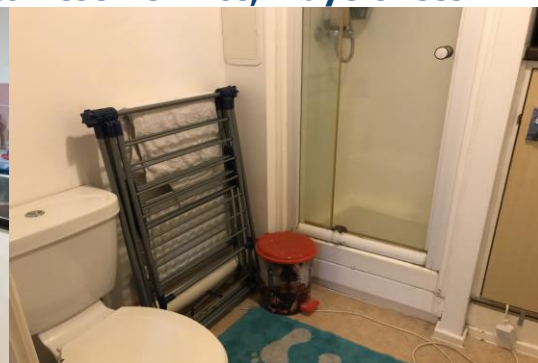
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- One bed Town house
- Double Glazed, Central Heated, Parking
- Let for £600 pcm, scope to improve
- For Sale by Modern Auction – T & C's apply
- EPC Band C rating 72 Council Tax A
- Subject to Reserve Price, Buyers fees



**22 Lock Keepers Way, Stoke-On-Trent**  
Stoke-On-Trent, ST1 3NS

**Auction Guide  
Price £45,000**

## Description

For sale by Modern Method of Auction: Starting Bid Price £55,000 plus Reservation Fees. Investment: A one bed town house currently rented for £600 per calendar month with scope to improve. The property benefits from gas central heating and double glazing accommodation comprises hallway, bathroom, bedroom at ground floor level with a kitchen and living room to the first floor. To the outside is allocated off-road parking for one car. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd.

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact "Keates" or visit: [keates.iam-sold.co.uk](http://keates.iam-sold.co.uk)

## Ground Floor

### Hallway

With carpeted floor, radiator, Power Point stairs off.

### Bathroom 5' 10" x 6' 1" (1.77m x 1.85m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Part tiled walls and vinyl floor Includes extractor fan.

### Bedroom 1 8' 4" x 10' 9" (2.54m x 3.28m)

With carpeted floor, radiator, Power Point, built-in cupboard and patio doors.

## First Floor

### Living Room 9' 8" x 14' 4" (2.95m x 4.38m)

With carpeted floor, radiator, Power Point, aerial point and patio doors onto parking area.

### Kitchen 6' 11" x 6' 8" (2.12m x 2.02m)

Fitted kitchen with cream base units wood effect surfaces over. Includes integrated cooker hob. Part tiled walls and vinyl floor. Includes extractor fan

## Outside

One allocated parking space on a mono block paved car park.

## Lease and Service Charge

Leasehold Property. Service charge £164.04 per month. Equating to £1968. Service charge includes some utility bills and maintenance to the property, this also covers any problems with the shared boiler any problems with the flat inside and out. The leasehold has 186 years left The only other bill is council tax which the tenant pays .

## 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





### 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)

22 LOCK KEEPERS WAY  
STOKE-ON-TRENT  
ST1 3NS

Energy rating

C

Valid until: 27 June 2031

Certificate number: 0390-2007-7060-2520-7701

## Property type

Mid-terrace house

## Total floor area

37 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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