

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- One Bedroom Ground Floor Flat
- Gas Central Heating, Double Glazing
- Please Ask One Of Our Advisors For Further Details
- References & Deposit Required.
- EPC Band E, Rating 54. Council Tax Band A



**46 Austin Street, Hanley**  
Stoke-On-Trent, ST1 3HY

**Monthly Rental Of**  
**£495**

## Description

One bed flat close to Hanley, gas central heating, UPVC double-glazing and a burglar alarm system. Accommodation comprises living room, kitchen, bathroom and bedroom.

This property is let and managed by Keates

## Ground Floor

### Living Room 13' 5" x 12' 2" (4.09m x 3.71m)

With radiator, power points and carpeted flooring.

### Bedroom 14' 3" x 11' 3" (4.34m x 3.43m)

With radiator, power points and carpeted flooring.

### Kitchen 9' 5" x 7' 9" (2.87m x 2.36m)

With fitted wall and base units and marble effect work surfaces. Includes cooker, washing machine, fridge freezer, power points, radiator, electric cooker point, washer point, part-tiled walls and tiled flooring.

### Bathroom 8' 9" x 5' 2" (2.67m x 1.57m)

With white bathroom suite comprising WC, pedestal wash basin and bath with mixer-tap shower over. Includes medicine cabinet, tiled walls and tiled flooring.

## Viewings

To view this, or any other of our properties, please call 01782 413580. 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 Hulme 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 Hulme 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 Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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### 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 nationwide. 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

Flat 1, 46, Austin Street, STOKE-ON-TRENT, ST1 3HY


<b>Dwelling type:</b>	Ground-floor flat	<b>Reference number:</b>	8893-6011-8529-4427-3073
<b>Date of assessment:</b>	29 October 2013	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	29 October 2013	<b>Total floor area:</b>	45 m <sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

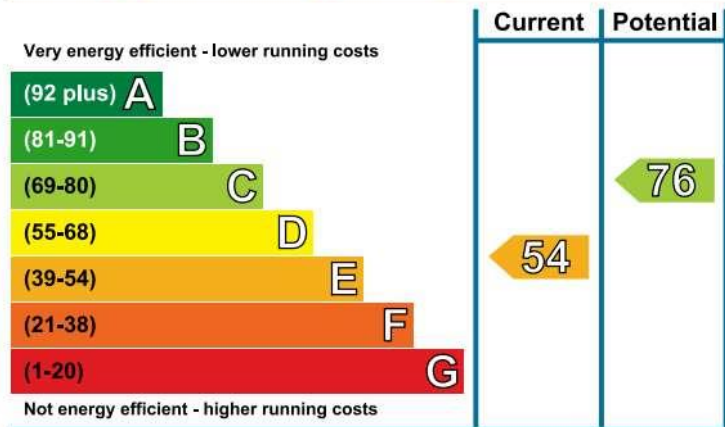
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,154</b>
<b>Over 3 years you could save</b>	<b>£ 1,035</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 87 over 3 years	£ 87 over 3 years	
Heating	£ 1,815 over 3 years	£ 822 over 3 years	
Hot Water	£ 252 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 2,154</b>	<b>£ 1,119</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating






The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 651	
2 Floor insulation	£800 - £1,200	£ 204	
3 Heating controls (room thermostat)	£350 - £450	£ 51	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.