

# KEATES

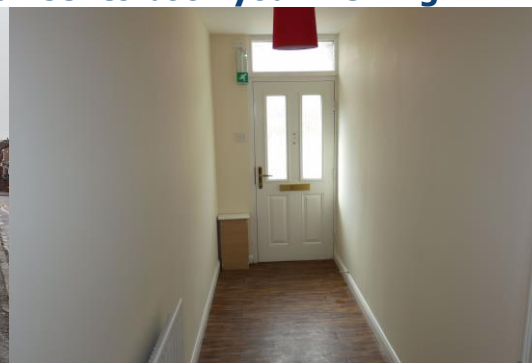
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Investment sale: Two flats with land at rear**
- **EPC's band C Ratings 72 & 76**
- **Council Tax Band A**
- **Gas central Heated, Double Glazed**
- **Current income: £10,400. Potential Income £14,280 pa**
- **Ask an adviser to book your viewing**



**137 London Road, Chesterton**  
Newcastle, ST5 7JD

**£145,000**

## Description

A rare opportunity to purchase two pre-tenanted flats with land at the rear that may suit development, subject to planning permission. These pre-let properties are currently producing circa £10,400 per annum rental with scope to improve the rental income. The properties are both double glazed and gas central heated. Accommodation comprises a ground floor flat with living room, bedroom, kitchen, bathroom, further bedroom with en-suite. To the first floor is a separate flat comprising hallway, living room, kitchen, bathroom, and two bedrooms. At the rear is a garage, outbuilding, parking for three cars and a low maintenance gravel garden.

### Ground Floor Flat

#### **Living Room** 10' 10" x 13' 1" (3.31m x 4.00m)

With carpeted floor, radiator, Power Point, door to front.

#### **Hallway**

With carpeted floor, Power Point, radiator, door to rear

#### **Bathroom** 5' 6" x 8' 0" (1.68m x 2.45m)

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

#### **Bedroom 1** 8' 2" x 10' 11" (2.49m x 3.32m)

With carpeted floor, radiator, Power Point.

#### **Kitchen** 11' 3" x 12' 2" (3.44m x 3.72m)

Modern fitted kitchen with white wall and base units granite effect surfaces over. Fully tiled walls and tiled floor. Includes integrated cooker hob and extractor hood, Power Point, washer point.

#### **Bedroom 2** 11' 5" x 13' 1" (3.47m x 3.99m)

With carpeted floor, radiator, PowerPoint, en-suite off.

#### **En-suite** 7' 3" x 4' 1" (2.21m x 1.25m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosure shower cubicle with combination shower. Fully tiled walls and fully tiled floor. Includes radiator and extractor fan.

### First Floor Flat

#### **Hallway**

Entrance hall. PVCu door front, radiator, wood effect floor.

#### **Landing**

With carpeted floor, built-in cupboard.

#### **Living Room** 13' 5" x 17' 0" (4.09m x 5.17m)

With carpeted floor, radiator, PowerPoint.

#### **Bedroom 1** 12' 6" x 11' 8" (3.81m x 3.56m)

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

#### **Bathroom** 4' 8" x 8' 1" (1.42m x 2.47m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower over. Tiled walls and vinyl floor. Includes radiator, extractor fan.

#### **Kitchen** 9' 5" x 8' 8" (2.86m x 2.63m)

Modern fitted kitchen with wood effect wall and base units granite effect surfaces over. Part tiled walls and vinyl floor. Includes integrated oven and hob, extractor hood, Power Point, washer point, boiler.

#### **Bedroom 2** 12' 2" x 11' 11" (3.72m x 3.63m)

With carpeted floor, radiator, Power Point, built-in bedroom units.

### Second Floor

#### **Attic Room** 8' 4" x 17' 11" (2.53m x 5.47m)

With carpeted floor, radiator, PowerPoint. Vellux window to rear.

#### **Outside**

At the rear is a large enclosed yard space with off-road parking for three cars leading to a single garage.

Subject to appropriate planning permissions may suit the addition of another flat. Garage: 5.32x3.69. With concrete floor, electrical power, up and over door.

### Viewings

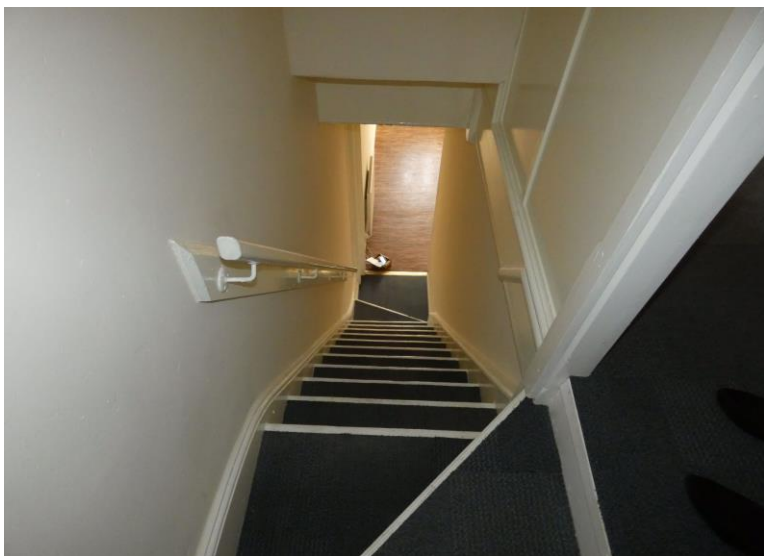
To view this, or any other of our properties, please call **01782 847083**.

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

137, London Road, Chesterton, NEWCASTLE, ST5 7JD

**Dwelling type:** Top-floor flat  
**Date of assessment:** 19 July 2017  
**Date of certificate:** 19 July 2017

**Reference number:** 0152-2821-7235-9993-4985  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 73 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

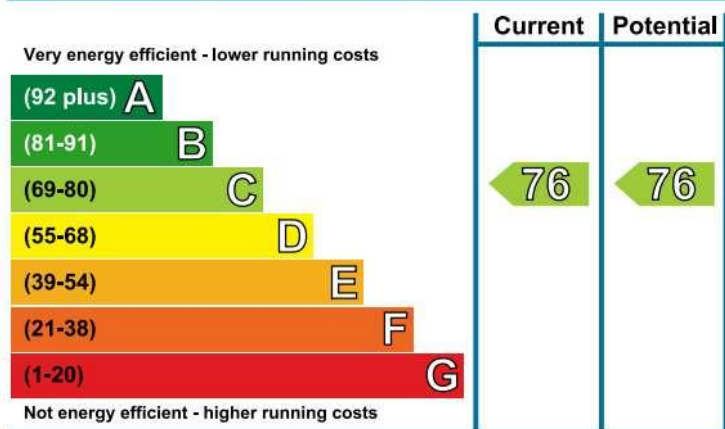
**£ 1,569**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	Not applicable
Heating	£ 1,104 over 3 years	£ 1,104 over 3 years	
Hot Water	£ 306 over 3 years	£ 306 over 3 years	
<b>Totals</b>	<b>£ 1,569</b>	<b>£ 1,569</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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 average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.