

84 Church Street Stoke-on-Trent ST4 1BS

01782 847083 www.keates.uk.com



- Two Bed Apartment
- Double Glazed and Electric Heated
- EPC Band B Rating 81

- Maintained Grounds and Allocated Parking
- Council Tax B
- Ask an adviser for further details

12 Selkirk Court, Poplar Drive Stoke-On-Trent, ST3 3PS £110,000

Description

A two bedroom modern apartment situated in Blurton. The property comprises a hallway, living room with Open Plan kitchen, two bedrooms one ensuite and a fitted bathroom. The property benefits from electric heating and double glazing. To the outside awhile maintained grounds and parking for one car.

Hallway

With carpeted floor, electric heater, and built-in airing cupboard

Living Room 14' 10" x 13' 0" (4.52m x 3.96m) With laminate floor, electric heater, Power Point, aerial point, telephone point and patio door. Built in cupboard

Kitchen 9' 5" x 9' 4" (2.88m x 2.85m)

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and wood effect flooring. Includes Power Point, integrated cooker hob and extractor hood, built-in fridge freezer and washing machine.

Bedroom 1 *17' 4" x 11' 0" (5.28m x 3.36m) Max* With carpeted floor, electric heater, Power Point and built-in wardrobes. En-suite bathroom off

En-suite 7'0" x 5' 5" (2.13m x 1.65m)

Modern fitted bathroom in white with WC and basin set in vanity unit, large shower, part tiled walls and wood effect vinyl floor. Includes extractor fan inset spotlighting and heated towel radiator.

Bedroom 2 14' 4" x 8' 0" (4.37m x 2.45m) With carpeted floor, electric heater, Power Point and

Bathroom 8' 0" x 7' 9" (2.45m x 2.35m)

built-in wardrobes.

Modern fitted bathroom suite in white with paneled bath, pedestal basin and WC set in vanity unit. Part tiled walls and wood effect vinyl floor. Includes heated towel radiator inset spotlights and extractor fan.

Outside

Well-kept grounds are maintained by the block managers. Includes one parking space.

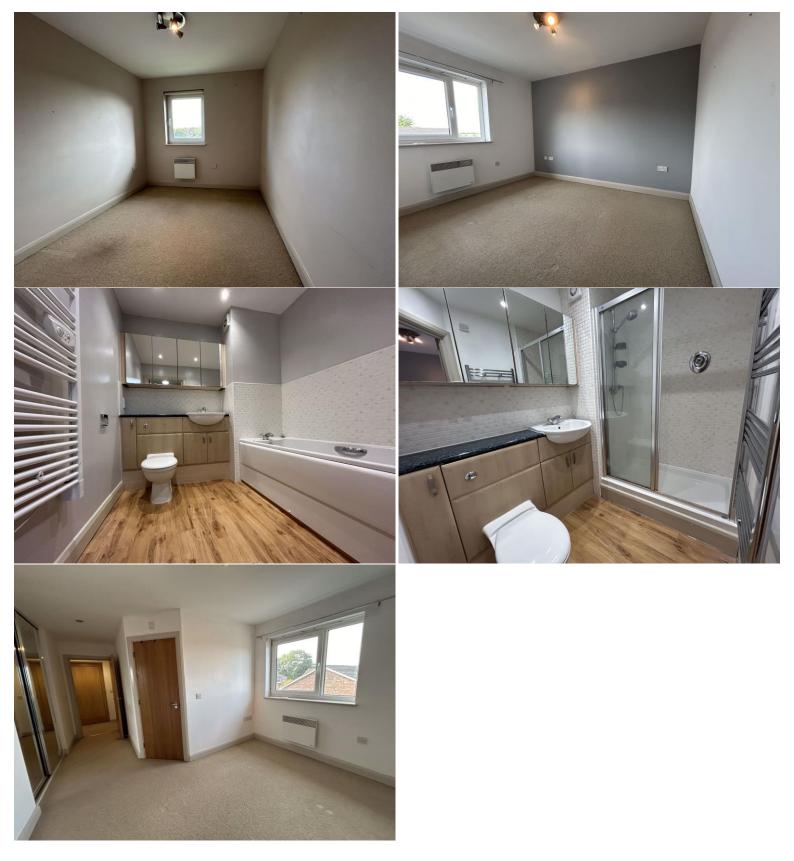
Viewings

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

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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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If you are buying a house, you should consider having an RICS HomeBuyer Report. Ulike a mortage 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.

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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.

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Energy performance certificate (EPC)

APARTMENT 12 SELKIRK COURT POPLAR DRIVE STOKE-ON-TRENT ST3 3PS	Energy rating	Valid until:	14 November 2030
	Ð	Certificate number:	9310-2970-0000-2470-4111
Property type		Top-floor flat	
Total floor area	57 square metres		

Rules on letting this property

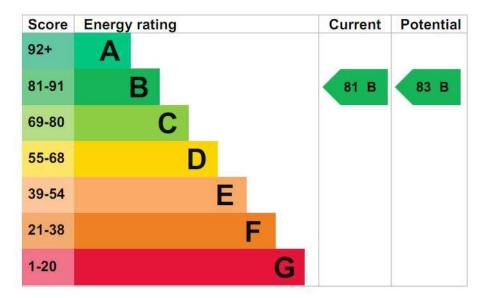
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

See how to improve this property's energy efficiency.



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

https://find-energy-certificate.service.gov.uk/energy-certificate/9310-2970-0000-2470-4111