

# KEATES

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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 built-in wardrobes.

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

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

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)

APARTMENT 12 SELKIRK COURT POPLAR DRIVE STOKE-ON-TRENT ST3 3PS	Energy rating <b>B</b>	Valid until: <b>14 November 2030</b>
		Certificate number: <b>9310-2970-0000-2470-4111</b>

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	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