

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bedroom Modern Apartment Close to City Centre
- Electric Heaters, Double Glazing
- EPC Band B, Rating 83, Council Tax A
- Allocated Parking
- Currently rented out for £625 pcm with scope to improve.
- Please Ask One of Our Advisors For



73 Ambassador Road, Hanley
Stoke-On-Trent, ST1 3DN

**Offers in Excess of
£80,000**

Description

A modern two bedroom apartment situated on the Wedgwood Gardens development, close to the amenities of Hanley city centre. The property benefits from electric heaters and double glazing, with living accommodation comprising living room, kitchen, bathroom, two bedrooms and an en-suite bathroom. Currently rented out for £625 pcm with scope to improve.

Ground Floor

Living Room 13' 9" x 10' 6" (4.2m x 3.2m)

With power points, telephone point, and carpeted flooring.

Kitchen 10' 6" x 6' 7" (3.2m x 2m)

With beech wall and base units and granite effect work surfaces, vinyl flooring and part tiled walls. Integrated appliances include a cooker, fridge/freezer and a washer.

Bedroom 1 10' 2" x 10' 6" (3.1m x 3.2m)

The bedroom comprises power points, radiator, and carpeted flooring.

Bathroom 10' 2" x 10' 2" (3.1m x 3.1m)

White bathroom suite comprising pedestal wash basin, WC and panelled bath. Includes part tiled walls and vinyl flooring.

Bedroom 2 11' 2" x 9' 6" (3.4m x 2.9m)

With radiator, power points, carpeted flooring, and ensuite shower room off.

Ensuite Shower Room 6' 3" x 7' 10" (1.9m x 2.4m)

A white bathroom suite with WC, pedestal wash basin and shower cubicle.

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)

57, Ambassador Road
STOKE-ON-TRENT
ST1 3DN

Energy rating

B

Valid until: **24 August 2030**

Certificate
number: **8450-6228-7930-6544-6226**

Property type

Mid-floor flat

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 B. It has the potential to be B.

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