

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Modern One Bed Flat**
- **Double Glazing, Electric Heaters**
- **EPC Band C, Rating 74, Council Tax A**
- **Off Road Parking**
- **Potential Rental £650 pcm**
- **Please Ask One of Our Advisors For Further Details**



**Apartment 10, Manchester Court,
Federation Road
Stoke-On-Trent, ST6 4HT**

£55,000

Description

A one bedroom ground floor flat, with parking space. The property is double glazed, with electric heaters, burglar alarm system, and living accommodation comprising entrance hall, open-plan living, dining and kitchen area, plus a bedroom and bathroom. May suite investment potential rental £650.00 pcm

Entrance Hall

With security door, alarm panel, electric heater, and cupboard housing water tank and washing machine.

Lounge/Dining Area 15' 7" x 11' 5" (4.75m x 3.49m)

Open-plan to kitchen area. With pvcu double glazed window to front aspect, two electric wall heaters, power points, aerial point, telephone point, and carpeted flooring.

Kitchen 7' 10" x 6' 0" (2.39m x 1.83m)

Open-plan to living/dining area. With light wood colour units, granite effect worktops, sink and drainer unit, and integral cooker and hob with extractor hood over. With fridge freezer, part-tiled walls, and vinyl flooring.

Bedroom 9' 11" x 9' 11" (3.01m x 3.01m)

With pvcu double glazed window to front aspect, electric wall heater, power points, aerial point, telephone point, and built-in wardrobe.

Bathroom 8' 3" max. x 6' 4" max. (2.52m max. x 1.92m max.)

White suite comprising low level WC, pedestal washbasin and panelled bath with shower over. With electric heater, extractor fan, part-tiled walls and carpeted flooring.

Outside

Parking available to the front of the apartment building.

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, 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 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 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 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

Apartment 10 Manchester Court, Federation Road, STOKE-ON-TRENT, ST6 4HT

Dwelling type: Ground-floor flat
Date of assessment: 07 May 2013
Date of certificate: 07 May 2013

Reference number: 0538-5010-7265-0977-9980
Type of assessment: RdSAP, existing dwelling
Total floor area: 43 m²

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

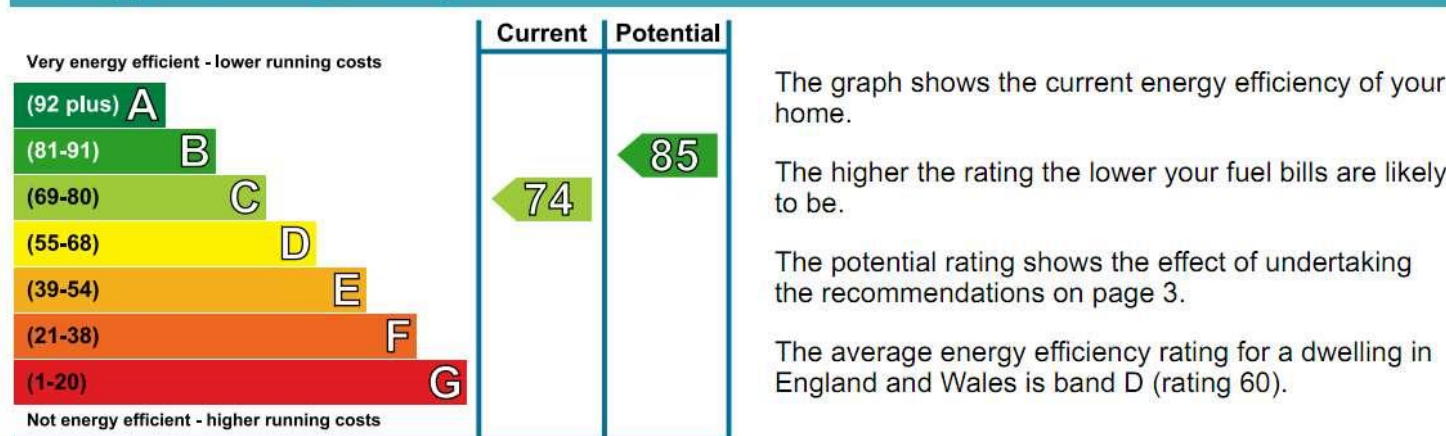
Estimated energy costs of dwelling for 3 years:	£ 1,161
Over 3 years you could save	£ 501

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 120 over 3 years	
Heating	£ 321 over 3 years	£ 243 over 3 years	
Hot Water	£ 687 over 3 years	£ 297 over 3 years	
Totals	£ 1,161	£ 660	

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



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 Low energy lighting for all fixed outlets	£10	£ 27	
2 Fan assisted storage heaters and dual immersion cylinder	£600 - £800	£ 477	

To find out more about the recommended measures and other actions you could take today to save money, visit 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.