



39 Elizabeth House | | Penkhull | ST4 7DW

£950 pcm

**FURNISHED TWO BED SECOND FLOOR APARTMENT** - This executive style apartment is furnished to a high standard. The property is located on the first floor of Elizabeth House, which is within walking distance to the North Staffordshire University Hospital. Newcastle Under Lyme Town Centre is also within easy travelling distance along with easy access to the A500 for commuting. The accommodation comprises of a communal intercom entrance door, communal hall/stairway, separate flat hallway, lounge, kitchen, bathroom and two bedrooms. Externally there is private parking. The property is in Council Tax Band B with Stoke on Trent Council.



## Contact Details

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### Energy Performance Certificate

**Apartment 39 Elizabeth House, Scholars Court, STOKE-ON-TRENT, ST4 7DW**

|                             |                |                            |                          |
|-----------------------------|----------------|----------------------------|--------------------------|
| <b>Dwelling type:</b>       | Top-floor flat | <b>Reference number:</b>   | 8351-6923-6620-0644-2906 |
| <b>Date of assessment:</b>  | 04 July 2019   | <b>Type of assessment:</b> | RdSAP, existing dwelling |
| <b>Date of certificate:</b> | 27 August 2019 | <b>Total floor area:</b>   | 58 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:**

|  |                |
|--|----------------|
|  | <b>£ 1,290</b> |
|--|----------------|

**Estimated energy costs of this home**

|                  | Current costs      | Potential costs    | Potential future savings |
|------------------|--------------------|--------------------|--------------------------|
| <b>Lighting</b>  | £ 171 over 3 years | £ 171 over 3 years | Not applicable           |
| <b>Heating</b>   | £ 786 over 3 years | £ 786 over 3 years |                          |
| <b>Hot Water</b> | £ 333 over 3 years | £ 333 over 3 years |                          |
| <b>Totals</b>    | <b>£ 1,290</b>     | <b>£ 1,290</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**

| Current  | Potential |
|----------|-----------|
| <b>A</b> | <b>A</b>  |
| <b>B</b> | <b>B</b>  |
| <b>C</b> | <b>C</b>  |
| <b>D</b> | <b>D</b>  |
| <b>E</b> | <b>E</b>  |
| <b>F</b> | <b>F</b>  |
| <b>G</b> | <b>G</b>  |

Very energy efficient - lower running costs  
(92 plus)  
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 around a rating of 69.  
The EPC rating shown here is based on standard assumptions. It does not take into account any energy use and may not reflect how energy is consumed by individual occupants.  
Not energy efficient - higher running costs

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every effort has been made to ensure their accuracy, they should not be relied upon for any legal or financial purpose.