



FLT 2 | 5-7 HIGH STREET | STONE | ST15 8AJ

£415 pcm

UNFURNISHED SECOND FLOOR FLAT - This ideally located second floor flat is situated in the heart of the town centre of Stone. The property is located off the High Street with all local shops close by including restaurants and banks and easy access to the A34 for commuting to Stafford or Stoke on Trent. The accommodation comprises of a lounge, bedroom, kitchen and bathroom. Externally there is off road parking.

Contact Details

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Energy Performance Certificate			
Plot 2, 5 King Street, ST5 1EN		Top Floor Flat	
Date of assessment: 18 January 2018		Date of completion: 18 January 2018	
Reference to Urban		Energy rating: E	
Total floor area: 100 sq m		Total floor area: 100 sq m	
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs, and environmental impact based on carbon dioxide (CO ₂) emissions.			
Energy Efficiency Rating			
Current	Potential	Current	Potential
E	C	E	C
Environmental Impact (CO₂) Rating			
Current	Potential	Current	Potential
E	C	E	C
The energy efficiency rating is a measure of the current efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less carbon dioxide is emitted into the environment.			
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home			
Energy use	Current	Potential	Potential
Electricity	5.5 tonnes per year	5.5 tonnes per year	5.5 tonnes per year
Gas	11.0 tonnes per year	11.0 tonnes per year	11.0 tonnes per year
Heating	11.0 tonnes per year	11.0 tonnes per year	11.0 tonnes per year
Hot water	11.0 tonnes per year	11.0 tonnes per year	11.0 tonnes per year
You could save up to £112 per year			
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating, hot water, air conditioning, etc.) that are the same for all homes. However, the figures are only a guide to what a prospective buyer or tenant might expect to pay for fuel bills. The actual figures may vary depending on the specific circumstances of the home and the way it is used. The figures do not reflect the costs associated with service, maintenance or safety inspections. Always check the condition of the home before buying or renting it. Remember to look for the Energy Saving Trust logo on the Energy Saving Trust website to find out more about the Energy Saving Trust and how it can help you to improve your home's energy performance.			

Agents Note: 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 care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements