



£95,000

TENURE : LEASEHOLD

Pear Tree Court Rugeley, WS15 1HF

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

Southwells

5 Horsefair, Rugeley, Staffs WS15 2EJ

info@southwellsproperties.co.uk | 01889582137

Website: <https://www.southwellsproperties.co.uk/>



SOUTHWELLS
PROPERTY SALES & LETTINGS

Southwells are pleased to bring to the market this top floor two bedroom apartment within this small modern development situated off Hednesford Road, Rugeley. close to local amenities including Rugeley Town Train station and within easy walking distance of Rugeley town centre. Benefiting from full gas gas central heating and double glazing and offered with no onward chain. In brief the property comprises: Lounge, Kitchen, Bedroom with en-suite shower room, Further bedroom and Bathroom and Allocated Parking.

Entrance:

Communal entrance with stairs up to top floor with meter cupboard.

Entrance Hall: Having wooden entrance door, Storage cupboard housing the water tank, a further storage cupboard, two ceiling light points, doors off to bedrooms, bathroom and lounge.

Lounge: 16'01" (4.90m) x 15'00" (4.59m) max. x 7'10" (2.39m) min.

Open plan lounge, rear facing window and Juliette balcony doors, two ceiling light points, three radiators and open into kitchen

Kitchen: 7'01" (2.17m) x 7'02" (2.18m)

Fitted with a range of wall and base units, worksurfaces over incorporating stainless steel sink and drainer, integral electric oven and gas hob, space and plumbing for washing machine, wall mounted gloworm boiler, vinyl flooring, ceiling light point, rear facing window

Bedroom 1: 15'04" (4.68m) x 9'00" (2.74m)

Built in wardrobes, side facing velux window. ceiling light point, radiator and door to en-suite.

En-suite: 5'08" (1.74m) x 4'6" (1.37m)

White suite comprising w.c., wash hand basin, walk in shower cubicle with system fed shower, ceiling light point. radiator.

Bedroom 2: 11'11" (3.64m) x 7'08" (2.34m)

Side facing velux window. Ceiling light point, radiator.

Bathroom: 6'03" (1.91m) x 7'11" (2.43m)

White suite comprising w.c., wash hand basin, panel bath with shower off taps, ceiling light point, extractor fan and radiator

Tenure: Leasehold

Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com

Council Tax Band: B

EPC Rating: C

Construction: Standard Brick Construction

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

The lease was granted on a 125 year term from 1 January 2005. Current services charges £2522.50/annum. Ground rent circa £200 / annum

Disclaimer:

Southwell's for their selves and for the vendors or lessors of this property whose agents they are, give notice that

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

iiii) no person in the employment of Southwells has any authority to make or give any warranty whatever in relation to this property.

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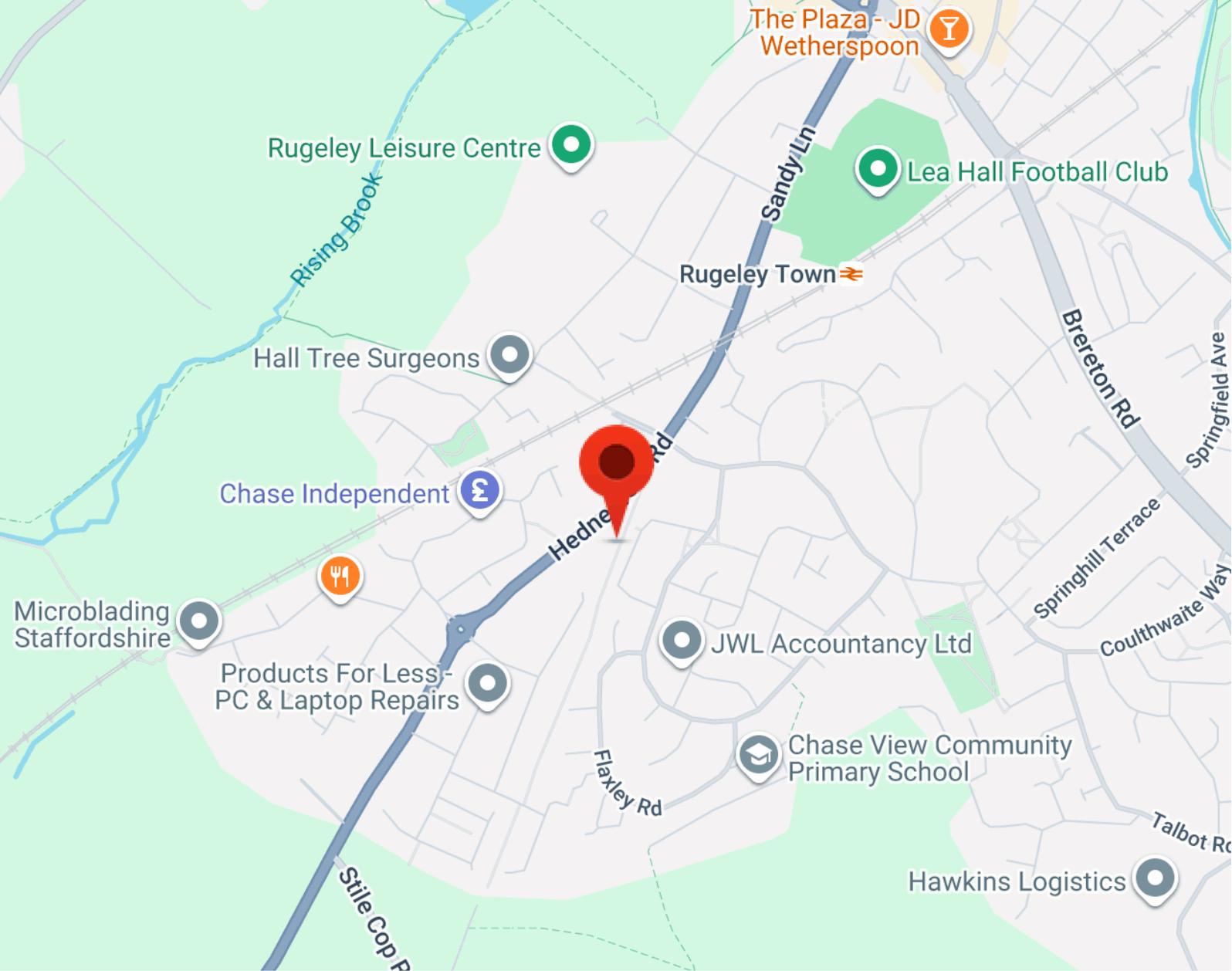
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Energy performance certificate (EPC)

19 PEAR TREE COURT RUGELEY WS15 1HF	Energy rating C	Valid until: 2 March 2031
		Certificate number: 0330-2482-5070-2109-3441

Property type

Top-floor flat

Total floor area

52 square metres

Rules on letting this property

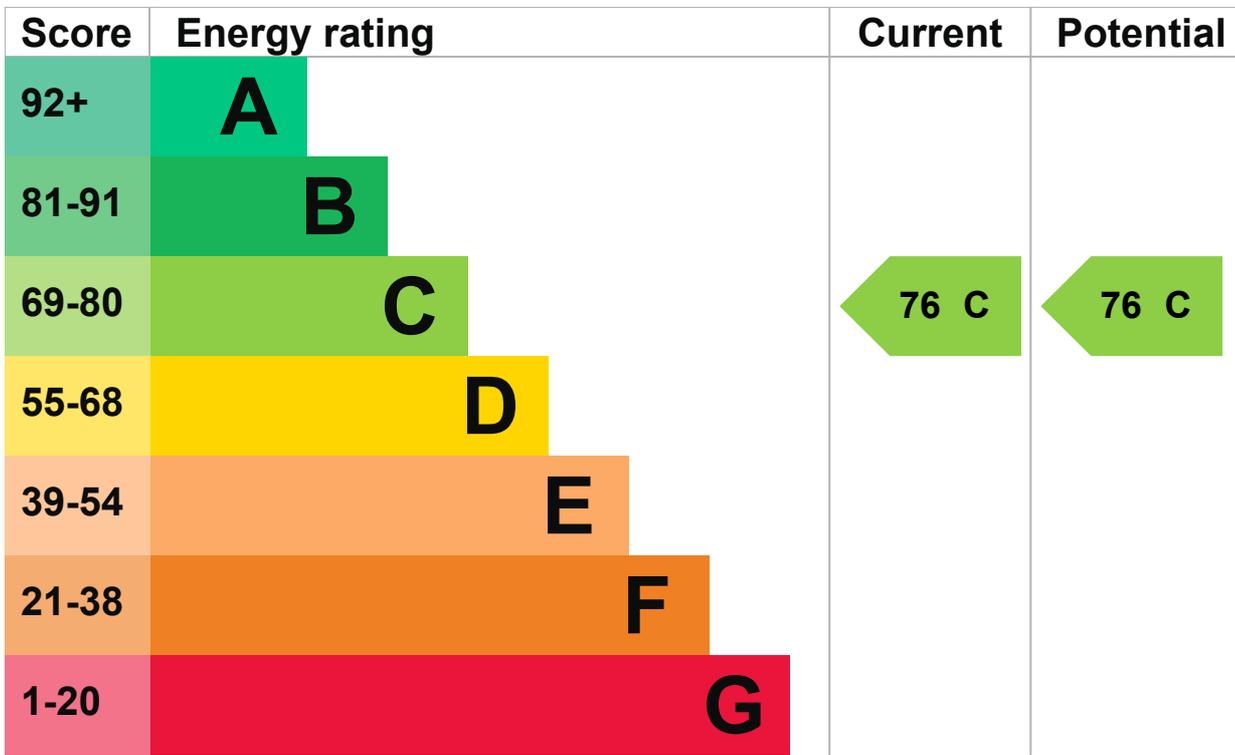
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

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



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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 177 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£423 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 2,210 kWh per year for heating
- 2,954 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO₂

This property produces	1.6 tonnes of CO2
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This property's potential production	1.6 tonnes of CO2
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You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Jane Lee
Telephone	07855375617
Email	janeleedea@sky.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018463
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	2 March 2021
Date of certificate	3 March 2021
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0678-8059-6288-6351-6004 (/energy-certificate/0678-8059-6288-6351-6004)
Expired on	3 August 2019



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