Louis Taylor









39 ELIZABETH HOUSE | PENKHULL | ST4 7DW £875 pcm

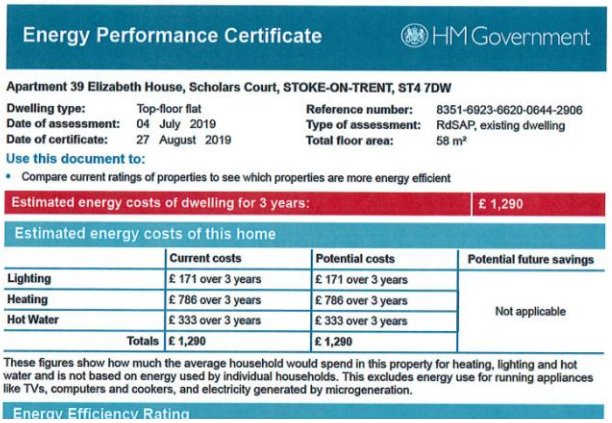
FURNISHED TWO BED SECOND FLOOR APARTMENT - This executive style apartment is furnished to a high standard. The property is located on the first floor of Elizabeth House, which is within walking distance to the North Staffordshire University Hospital. Newcastle Under Lyme Town Centre is also within easy 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

The Estate Office
5 King Street
Newcastle
Staffordshire
ST5 1EN

www.louistaylor.co.uk
lettings@louis-taylor.co.uk
01782 639540



Energy Performance Certificate — HM Government

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

Dwelling type:	Top-floor flat	**Reference number:**	8351-6923-6620-0644-2906
Date of assessment:	04 July 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	27 August 2019	**Total floor area:**	58 m²

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:	**£ 1,290**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	Not applicable
Heating	£ 786 over 3 years	£ 786 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
Totals	£ 1,290	£ 1,290	

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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