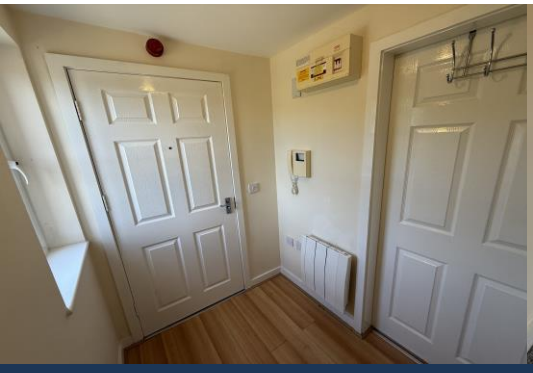
KEATES
sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Two Bedroom Furnished Modern Apartment**
- **Allocated Parking Space Included**
- **Energy Performance Band C, Rating 76**
- **Double Glazing, Electric Heaters**
- **Potential Rental Income £895 pcm**
- **Please Ask One of Our Advisors For Further Details**







6 Tansy Rise, Tansy Way

Newcastle, ST5 3FD

£125,000

Description
A two bedroom apartment, close to the amenities of Newcastle town centre and the University Hospital. The property is located on the first floor of a modern apartment building, and benefits from double glazing and electric heaters. Living accommodation comprises entrance porch, hallway, open-plan living/ dining area, kitchen, bathroom, and two bedrooms. Outside, there is an allocated parking space, and communal gardens.

Accommodation

Entrance Porch
With laminate floor, electric heater, door entry phone, window to side.

Hallway
With carpeted floor, built-in airing cupboard.

Living Room *20' 2" x 13' 7" (6.14m x 4.14m)*
With carpeted floor, electric heater, Power Point, aerial point, patio doors. Plan onto kitchen.

Kitchen *8' 7" x 10' 0" (2.62m x 3.04m)*
Fitted kitchen with white wall and base unit granite effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker hob and extractor hood, Power Point, washer point.

Bedroom 1 *13' 9" x 7' 3" (4.18m x 2.20m)*
With carpeted floor, electric heater, Power Point.

Bedroom 2 *13' 11" x 9' 4" (4.24m x 2.85m)*
With carpeted floor, Power Point, electric heater, built-in wardrobe.

Family Bathroom *6' 4" x 6' 6" (1.92m x 1.99m)*
Fitted bathroom suite in white with WC, basin set in vanity unit, panel bath with combination shower over. Part tiled walls and wood effect floor. Includes heated chrome towel radiator, extractor fan.

Outside
To the side of the property is an allocated parking space. There are also on-site visitor spaces. Communal grounds maintained under service charge.

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.

KEATES
sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com

Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Ulike a mortage 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

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.

Energy performance certificate (EPC)

Flat 6 Tansy Rise Tansy Way NEWCASTLE ST5 3FD	Energy rating **D**	Valid until:	**4 September 2029**
		Certificate number:	**0157-2837-6813-9701-4761**

Property type	Mid-floor flat
Total floor area	57 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).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.