

# KEATES

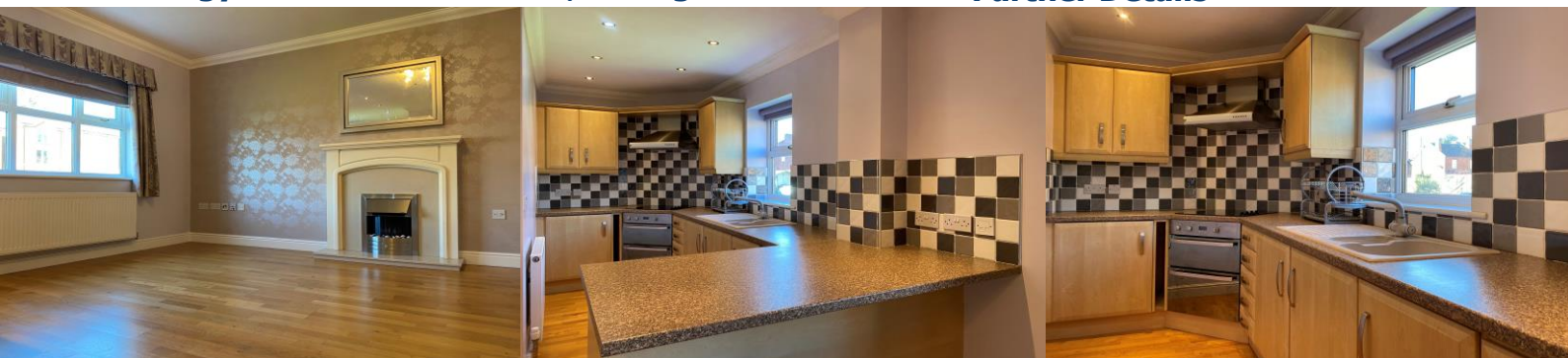
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Modern Two Bed Ground Floor Apartment**
- **Electric Heating**
- **Energy Performance Band C, Rating 74**
- **Double Glazing,**
- **Allocated Parking**
- **Please Ask One of Our Advisors For Further Details**



**140 The Mill, Enderley Street**  
Newcastle, ST5 2AN

**Offers in Excess of  
£135,000**

## Description

A modern ground floor two bedroom apartment situated on the mill a popular residential development close to Newcastle town centre. It's modernised property benefits from gas central heating and double glazing. Accommodation comprises hallway, bathroom, Two bedrooms with a Open plan kitchen and living room . To the outside are maintained communal gardens and allocated block paved parking.

## Entrance Hallway

With radiator, power points, and carpeted flooring.

## Living Room 11' 1" x 15' 4" (3.4m x 4.7m)

With feature hearth, electric fire, radiator, power points, aerial point, telephone point, curtains and wood laminate flooring.

## Kitchen 7' 3" x 9' 10" (2.22m x 3.01m)

Modern fitted kitchen with beech coloured units, marble-effect worktops, cooker, fridge freezer, washer, dryer, part-tiled walls and wood laminate flooring.

## Bedroom 1 11' 7" x 11' 11" (3.54m x 3.64m)

With fitted units, radiator, power points, curtains and carpeted flooring.

## Bedroom 2 11' 7" x 10' 3" (3.55m x 3.13m)

With fitted units, radiator, power points, curtains and carpeted flooring.

## Bathroom 7' 0" x 9' 8" (2.14m x 2.95m)

With fully-tiled walls and flooring, plus modern white bathroom suite comprising low-level W.C., pedestal washbasin and shower cubicle.

## Outside

Allocated parking space and shared garden.

## Viewings

To view this, or any other of our properties, please call 01782 413580. 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 Hulme 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 Hulme 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 Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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### 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.

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## Our Services

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage 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 Hulme, 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 Hulme 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 Hulme 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 Hulme 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**

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# Energy Performance Certificate

140 The Mill  
Enderley Street  
NEWCASTLE  
ST5 2AN

Dwelling type: Ground-floor flat  
Date of assessment: 27 March 2012  
Date of certificate: 27 March 2012  
Reference number: 2938-7037-6217-9862-7920  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 57 m<sup>2</sup>

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<sub>2</sub>) emissions.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>75</b>	(69-80) <b>C</b>	<b>76</b>	<b>77</b>
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 		<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall 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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	177 kWh/m <sup>2</sup> per year	171 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.8 tonnes per year	1.7 tonnes per year
Lighting	£62 per year	£37 per year
Heating	£147 per year	£157 per year
Hot water	£234 per year	£234 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 periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.