



- **Two Bed Apartment**
- **Double Glazed and Electric Heated**
- **EPC Band B Rating 81**
- **Maintained Grounds and Allocated Parking**
- **Council Tax B**
- **Ask an adviser for further details**



12 Selkirk Court, Poplar Drive
Stoke-On-Trent, ST3 3PS

£100,000

Description

A two bedroom modern apartment situated in Blurton. The property comprises a hallway, living room with Open Plan kitchen, two bedrooms one ensuite and a fitted bathroom. The property benefits from electric heating and double glazing. To the outside are well-maintained grounds and parking for one car.

Hallway

With carpeted floor, electric heater, and built-in airing cupboard

Living Room 14' 10" x 13' 0" (4.52m x 3.96m)

With laminate floor, electric heater, Power Point, aerial point, telephone point and patio door. Built in cupboard

Kitchen 9' 5" x 9' 4" (2.88m x 2.85m)

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and wood effect flooring. Includes Power Point, integrated cooker hob and extractor hood, built-in fridge freezer and washing machine.

Bedroom 1 17' 4" x 11' 0" (5.28m x 3.36m) Max

With carpeted floor, electric heater, Power Point and built-in wardrobes. En-suite bathroom off

En-suite 7' 0" x 5' 5" (2.13m x 1.65m)

Modern fitted bathroom in white with WC and basin set in vanity unit, large shower, part tiled walls and wood effect vinyl floor. Includes extractor fan inset spot lighting and heated towel radiator.

Bedroom 2 14' 4" x 8' 0" (4.37m x 2.45m)

With carpeted floor, electric heater, Power Point and built-in wardrobes.

Bathroom 8' 0" x 7' 9" (2.45m x 2.35m)

Modern fitted bathroom suite in white with panelled bath, pedestal basin and WC set in vanity unit. Part tiled walls and wood effect vinyl floor. Includes heated towel radiator inset spotlights and extractor fan.

Outside

Well-kept grounds are maintained by the block managers. Includes one parking space.

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

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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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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.

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Energy performance certificate (EPC)

APARTMENT 12 SELKIRK COURT POPLAR DRIVE STOKE-ON-TRENT ST3 3PS	Energy rating B	Valid until: 14 November 2030
		Certificate number: 9310-2970-0000-2470-4111

Property type	Top-floor flat
Total floor area	57 square metres

Rules on letting this property

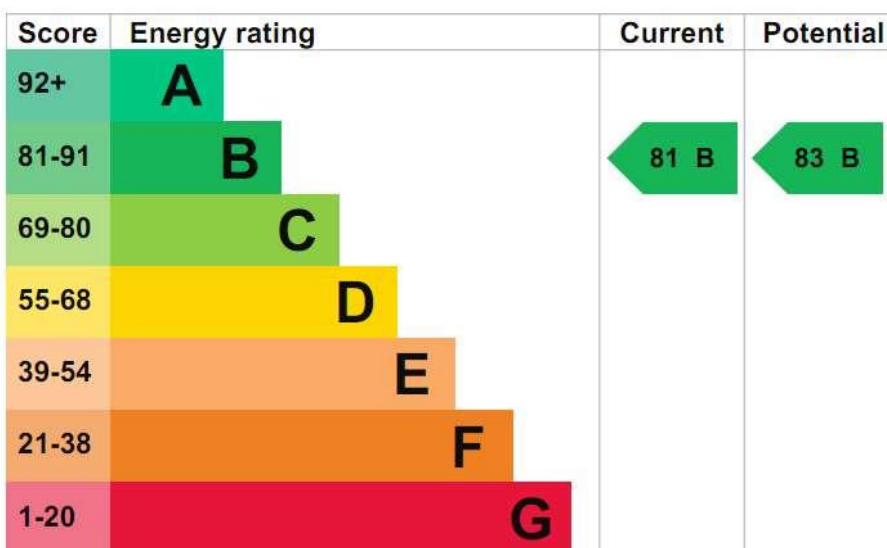
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be B.

[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