

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Purpose Built Student Accommodation
- Bathroom & Ensuite Shower
- Energy Performance Band C, Rating 72
- Two Bedroom Fully Furnished Apartment
- Deposit & Retainer Required
- Please Ask One of Our Advisors For Further Details



**25 Hassells Bridge, Hassell Street**  
Newcastle, ST5 1BF

**Monthly Rental Of**  
**£825**

## Description

STUDENT PROPERTY AVAILABLE SEPTEMBER 2021: Purpose built student accommodation located within walking distance of Newcastle town centre and a short bus ride from Keele University. The property is a fully furnished two bedroom first floor apartment, with uPVC double glazing, electric heaters and a balcony. Internal accommodation comprises entrance hall, open-plan lounge/ dining room / kitchen area, two bedrooms, ensuite and bathroom. See the full lettings particulars for fees due and standard terms of letting. This apartment offers Wi-Fi included and an allocated parking space.

This property is let and managed by Keates.

## Entrance Hall

With uPVC double glazed front door, built-in cupboard, wall-mounted electric heater, and carpeted flooring.

## Open Plan Living / Dining / Kitchen Area

### Living/Dining Area

With two and three seater sofas, dining table and four chairs, electric wall heater, power points, carpeted flooring and uPVC french doors leading out onto the balcony.

### Kitchen Area

With wood-colour units and worktops, double sink and drainer unit, and appliances including a cooker and hob with extractor hood, fridge freezer, washing machine and dishwasher. Also with pvcu double glazed window, recessed spotlighting, power points, part-tiled walls and tiled flooring.

### Bedroom 1

With double bed, bedside table, desk and chair, chest of drawers, wardrobe, electric wall heater, power points, aerial point, telephone point, and carpeted flooring. Ensuite shower room off.

### Ensuite Shower Room

With white suite comprising low level W.C., pedestal washbasin and shower cubicle. Also with recessed spotlighting, heated towel rail, extractor fan, tiled walls and tiled flooring.

### Bedroom 2 8' 11" x 8' 7" (2.74m x 2.64m)

With double bed, wardrobe, bedside table, chest of drawers, desk and chair, electric wall heater, power points, and carpeted flooring.

## Bathroom

With white suite comprising low level W.C., pedestal washbasin and panelled bath with shower over and shower screen. Also with pvcu double glazed window, recessed spotlighting, heated towel rail, extractor fan, tiled walls and tiled flooring.

## 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.

## Access

Please note viewing access is by the cooperation of the current tenants who have a legal interest in the property and as such viewings need to be arranged with their consent.

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.

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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

25 Hassells Bridge, Hassell Street, NEWCASTLE, ST5 1BF

<b>Dwelling type:</b>	Mid-floor flat	<b>Reference number:</b>	0058-0982-6210-8202-1970
<b>Date of assessment:</b>	05 October 2012	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	08 October 2012	<b>Total floor area:</b>	72 m <sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

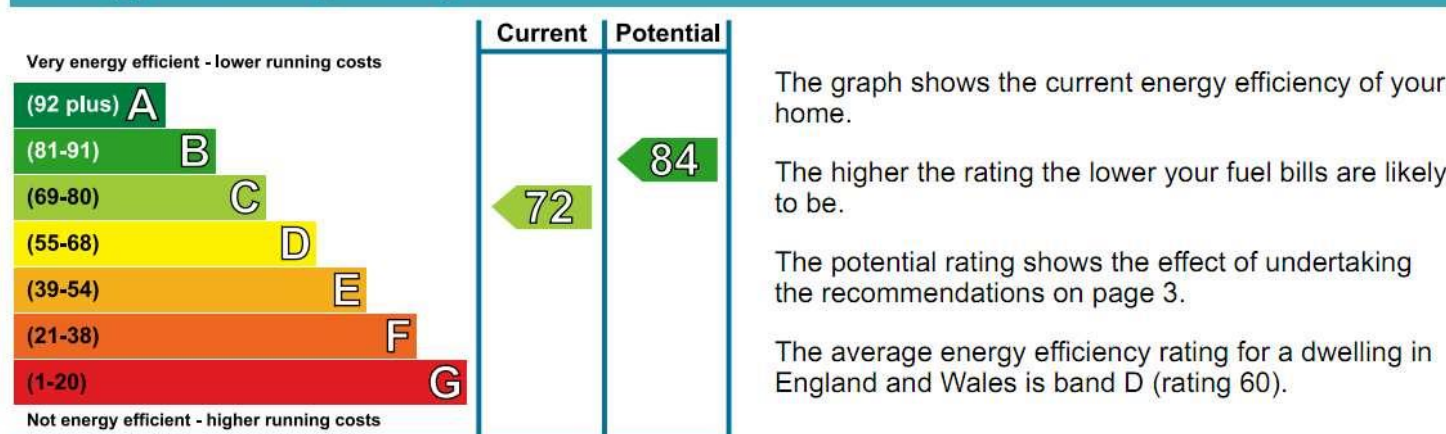
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,632</b>
<b>Over 3 years you could save</b>	<b>£ 633</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 150 over 3 years	
Heating	£ 804 over 3 years	£ 498 over 3 years	
Hot Water	£ 690 over 3 years	£ 351 over 3 years	
<b>Totals</b>	<b>£ 1,632</b>	<b>£ 999</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Fan assisted storage heaters and dual immersion cylinder	£900 - £1,200	£ 630	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.