

**STOKE**

84 Church Street  
Stoke on Trent  
ST4 1BS

**01782 847083**

**LONGTON**

69 The Strand  
Longton  
ST3 2NS

**01782 847083**

**CHEADLE**

66 High Street  
Cheadle  
ST10 1AJ

**01538 753177**



- One Bed 5th Floor Flat
- Close To Hospital
- Energy Performance Band C, Rating 77
- Electric Heating / Double Glazing
- No Upward Chain
- Please Ask One of Our Advisors For Further Details



**51 Honeywall House, Penkhull**  
Stoke-on-trent, ST4 7HY

**£42,950**

## Description

A pre-let One bedroom 5th floor flat in Penkhull generating £325PCM, a short drive from the University Hospital. The property benefits from double glazing, electric heating, and views over the city. Living accommodation comprises a lounge, kitchen, bathroom and bedrooms. Please note, this property is sold as a long leasehold, and as such, purchasers will be liable to pay annual ground rent and service charges.

### Living Room *4.61m(15'2") x 3.64m(11'11")*

Comprising oak effect laminate flooring, aerial points, power points, telephone points, electric heater and gas fire.

### Kitchen *2.40m(7'10") x 3.32m(10'11")*

The kitchen comprises wood wall and base units with a marble effect work surface, cream tiled flooring and white part tiled walls, power points, a cooker point and washer point. Integrated appliances include an electric hob, fan, single oven.

### Bathroom *2.41m(7'11") x 1.44m(4'9")*

White bathroom suite comprising a wall mounted basin, and WC, and bath with an electric shower over. With tiled walls and tiled flooring.

### Bedroom *3.38m(11'1") x 3.63m(11'11")*

A large bedroom with power points, an electric heater and grey vinyl 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.

## Tenure

The property is available on a long leasehold which expires 21 November 2107, with Stoke on Trent City Council being the freeholders.

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.

## Ground Rent and Service Charge

We are informed by the vendor that the ground rental is £10 p/a, and that the service charge varies according to costs, with charges for the past four years being as follows: 2011/12 - £342.67; 2012/13 - £422.33; 2013/14 - £532.51; 2014/15 - £293.73 (estimated)

Keates Hulme for themselves and for the vendor gives notice that these particulars do not constitute, nor



### 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

### 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**

### 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.



Keates Hulme



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# Energy Performance Certificate



Flat 51 Honeywall House  
Honeywall  
STOKE-ON-TRENT  
ST4 7HY

Dwelling type:  
Date of assessment:  
Date of certificate:  
Reference number:  
Type of assessment:  
Total floor area:

Mid-floor flat  
10 November 2011  
10 November 2011  
9296-2830-6894-9299-7535  
RdSAP, existing dwelling  
55 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

## Environment Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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	273 kWh/m <sup>2</sup> per year	258 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.7 tonnes per year	2.5 tonnes per year
Lighting	£55 per year	£34 per year
Heating	£214 per year	£193 per year
Hot water	£121 per year	£121 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 practise. 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.

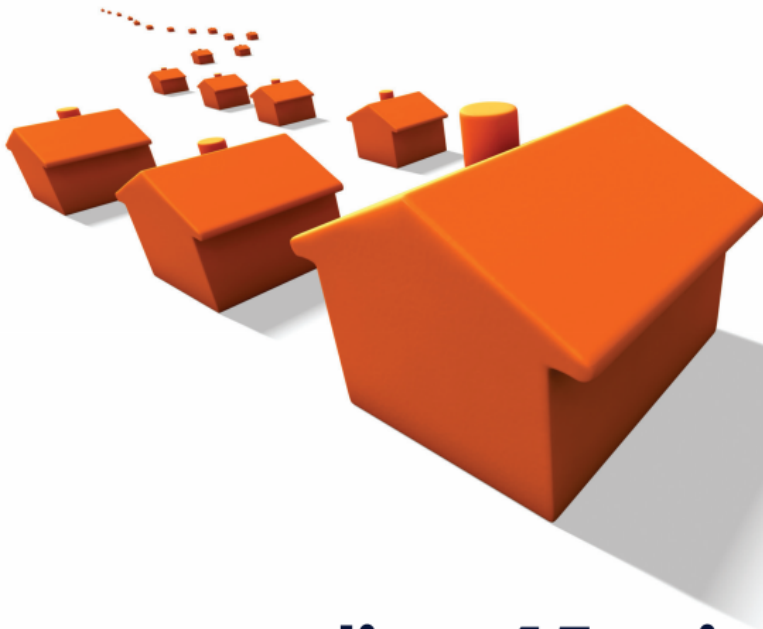
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

**Call:** 01782 847083 option 1  
**Visit us:** 69 The Strand, Longton  
Stoke On Trent, ST3 2NS  
**Online:** [www.mortgageadvicebureau.com/stoke](http://www.mortgageadvicebureau.com/stoke)

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