



1 Bedroom. Spacious First Floor Apartment With Generous Size Lounge. Lovely Modern Fitted Kitchen With B.I. Apps & Modern Shower Rm. Double Glazing & Electric Heating. Allocated Parking & Well Kept Communal Garden. No Chain!



LOUNGE 12' 0" x 11' 6" both measurements are approximate (3.65m x 3.50m)

Modern wall mounted electric (Fischer) heater, wireless control unit. Low level power points and television point. Fitted carpet. Telephone intercom service for the downstairs reception hall. Door to a storage cupboard with shelving. Separate door to a modern cylinder. Ceiling light point. Archway giving access to the kitchen, bedroom and shower room. Walk-in bay with uPVC double glazed window to the front allowing pleasant views.

BEDROOM 10' 6" maximum into wardrobes x 9' 8" (3.20m x 2.94m)

Modern wall mounted electric (Fischer) heater, wireless control unit. Built in wardrobe with sliding fronts, side hanging rail and storage shelf above. Low level power points. Ceiling light point. uPVC double glazed window to the front. Fitted carpet.

SHOWER ROOM

Recently modernised suite comprising of a low level w.c. with concealed cistern. Wash hand basin with chrome coloured mixer tap, fitted mirror above and double opening storage cupboard below. Double shower with wall mounted (T80 Triton) electric shower and tiled walls. Ceiling light point. Extractor fan.

KITCHEN 11' 0" x 5' 10" (3.35m x 1.78m)

Recently modernised fitted kitchen with high gloss fronts, work surfaces above, attractive tiled splash backs and various power points. Built in electric hob with modern electric oven and grill combined below. Circulator fan/light above the hob. Plumbing and space for washing machine (included in the sale, subject to a satisfactory offer). (Bush) fridge under the units (included in the sale, subject to a satisfactory offer). Good selection of drawer and cupboard space. Tiled floor. Ceiling light point. uPVC double glazed frosted window to the side.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass through the traffic lights. At the roundabout turn right and continue straight over the mini roundabout towards Biddulph. Turn left into Lawton Street and then left onto Moorland Road. Follow the road around and continue towards the top to where the property can be clearly identified by our 'Priory Property Services Board' on the left hand side.

SERVICE CHARGE

Leasehold Property. (999 year lease from 1994). No ground rent is payable as each property owns an 1/8th share of the freehold. Vendor informs us that the SERVICE CHARGE IS £40.00 PER MONTH which covers: Window Cleaning. Buildings Insurance. CCTV. Garden Maintenance. Communal Electric. Building Upkeep. Please confirm with your solicitor prior to purchase.

COUNCIL TAX BAND

A

VIEWING

Is strictly by appointment via the selling agent.

NO CHAIN!



Biddulph's Award Winning Team





Energy Performance Certificate

215, Moorland Road
Biddulph
STOKE-ON-TRENT
ST8 6TH

Dwelling type: Top floor flat
Date of assessment: 23-Nov-2010
Date of certificate: 23-Nov-2010
Reference number: 8960-6329-5219-3227-6622
Type of assessment: RdSAP, existing dwelling
Total floor area: 33 m²

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 (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Not environmentally friendly - higher CO₂ emissions

England & Wales 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 (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	418 kWh/m ² per year	385 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.9 tonnes per year
Lighting	£25 per year	£25 per year
Heating	£209 per year	£174 per year
Hot water	£104 per year	£104 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 temperature, 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.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving 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.

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.