



Flat 1 , 12, Hugo Street, Leek, Staffordshire, ST13 5PE

Price: £124,950

- Elegant Ground Floor Apartment
- Deceptively Spacious
- Private Garden
- uPVC Double Glazing
- Gas Central Heating
- Well Proportioned Lounge
- Modern Fitted Kitchen
- Essential Viewing

Elegant ground floor apartment situated in a period Victorian building, conveniently placed for the town centre. The deceptively spacious and well presented accommodation approached via a private garden area includes entrance hall, well proportioned lounge, modern fitted kitchen with integrated appliances, three bedrooms and a modern shower room. The apartment has UPVC double glazing and gas central heating. Viewing is a must in order to gain a full appreciation of this excellent and deceptively sized home.

Description

Hallway:

Radiator.

Kitchen: 13' 7" x 10' 1" (4.15m x 3.08m)

A full range of wall and base units providing work surfaces and storage. Inset stainless sink unit with mixer taps. Single integrated oven with four ring hob and extractor hood over. Ceramic tiled flooring. Radiator. Window to the rear aspect.

Lounge: 15' 11" x 15' 11" (4.85m x 4.86m)

A spacious room with a feature fireplace. Built-in cupboard with shelving unit over. Radiator. Window to the front elevation. Glazed door to the hallway.

Bedroom One: 15' 10" x 10' 11" (4.83m x 3.32m)

A large bedroom with window to the front elevation. Glazed door from the hallway. Radiator.

Bedroom Two: 17' 2" x 9' 1" (5.22m x 2.76m)

Window to the front elevation. Radiator.

Bedroom Three: 6' 11" x 7' 3" (2.10m x 2.20m)

Window to the side elevation. Radiator.

Bathroom: 6' 9" x 4' 4" (2.07m x 1.33m)

A spacious bathroom with an enclosed corner shower unit, low level W.C. and pedestal wash hand basin. Tiled walls and flooring. Radiator. Extractor fan.

Utility:

A useful space with a counter top having plumbing for automatic washing machine under. Wall mounted shelving. Window to the side elevation.

Outside:

A private area having block paving and borders, having gated access to Dampier Street. There is a brick built store. Access through to the communal hallway.



Energy performance certificate (EPC)

Part 1 12 Hugo Street Leek ST13 5PE	Energy rating D	Valid until 28 January 2020
Property type Total floor area	Ground-floor flat 82 square metres	Certificate number: 2888 1056 7386 3026 0006

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
http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/344666

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[Click here to improve this property's energy efficiency](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/344666)

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 50

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents