



£104,950

TENURE : LEASEHOLD

Queen Street, Rugeley. WS15 2JR

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

Southwells
5 Horsefair, Rugeley, Staffs WS15 2EJ
southwellssales@gmail.com | 01889582137
Website: <https://www.southwellsproperties.co.uk/>

 **SOUTHWELLS**
SALES & LETTINGS

Southwells are pleased to bring to the market this 1 bedroom ground floor apartment. Set in the quiet Queen Street. In walking distance to the town centre of Rugeley. This property boasts parking, double glazing, electric throughout and the following accommodation:

Front of property

Slabbed pathway to front door with lawn to front. UPVC door into entrance porch.

Entrance porch

UPVC door into. Front facing opaque window. Carpeted flooring. Light fitting to ceiling. Door into lounge.

Lounge: 16'00" (4.88m) X 12'11" (3.94m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Electric heater to wall. Doors off to all rooms and large storage cupboard.

Kitchen: 9'00" (2.76m) X 7'06" (2.30m)

Rear facing window. Laminate flooring. Light fitting to ceiling. Electric heater to wall. Range of wall and base units. Electric oven. Stainless sink and drainer.

Bathroom: 6'08" (2.04m) X 5'11" (1.80m)

Side facing opaque window. Vinyl flooring. Light fitting to ceiling. Electric heater to wall. Panel bath with shower off top. Low level toilet and wash hand basin. Storage cupboard containing water tank.

Bedroom: 10'05" (3.17m) X 10'08" (3.27m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Storage radiator to wall.

Tenure: LEASHOLD - Expires 2171 (extended by 150 years in 2021) Peppercorn Ground Rent - Buildings insurance payable each year, around £170 PA (varies)

Council tax: Band A

EPC Rating: D

Viewings strictly through Southwells

01889582137

southwellssales@gmail.com

Disclaimer:

Southwell's for their selves and for the vendors or lessors of this property whose agents they are, give notice that

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

iiii) no person in the employment of Southwell's has any authority to make or give any warranty whatever in relation to this property.

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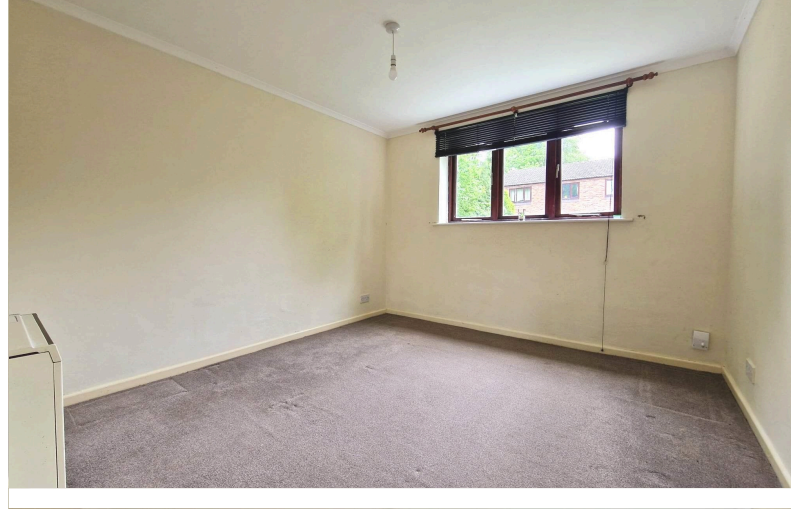
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Energy performance certificate (EPC)

119, Queen Street
RUGELEY
WS15 2JR

Energy rating

D

Valid until: **19 January 2026**

Certificate
number: **2608-0082-7279-4616-9994**

Property type

Ground-floor flat

Total floor area

45 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A

Feature	Description	Rating
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 498 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces

6 tonnes of CO₂

This property produces

3.8 tonnes of CO₂

This property's potential production

2.8 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£99

Potential rating after completing step 1

70 C

Step 2: Low energy lighting

Typical installation cost

£30

Typical yearly saving

£28

Potential rating after completing steps 1 and 2

71 C

Step 3: High heat retention storage heaters

Typical installation cost

£800 - £1,200

Typical yearly saving

£66

Potential rating after completing steps 1 to 3

75 C

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£651

Potential saving if you complete every step in order

£192

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	5054 kWh per year
Water heating	1746 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

[Find ways to save energy in your home.](#)

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Jon Welsh

Telephone

0787 5448192

Email

jcwelsh@blueyonder.co.uk

Accreditation scheme contact details**Accreditation scheme**

Elmhurst Energy Systems Ltd

Assessor ID

EES/006960

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

20 January 2016

Date of certificate

20 January 2016

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.