



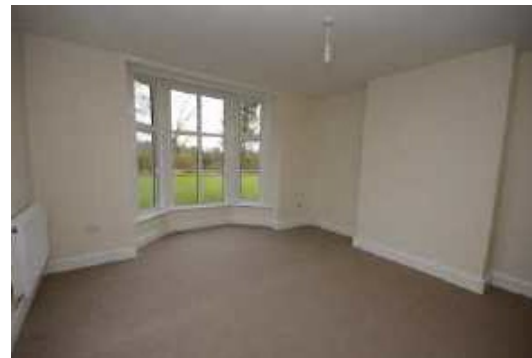
53A Stone Road

Eccleshall, ST21 6DL

£700 Per calendar month

**Tinsley
Garner**

independent property expertise



A spacious ground floor apartment in a newly renovated period property overlooking countryside on the edge of Eccleshall and within 5 minutes walk of the High Street. This garden apartment has its own private entrance off Stone Road leading to a welcoming entrance hall, large sitting room with bay window overlooking the gardens, stylish fitted kitchen with a full range of integrated appliances and space for a dining table, two double bedrooms, bathroom, separate cloakroom with WC. Immaculate throughout & benefits from gas central heating and upvc double glazed windows. 2 private parking spaces, use of communal gardens.

Available immediately - Sorry no pets or children

Managed by Tinsley Garner

Application fees apply - please visit www.tgprop.co.uk for details.

53A Stone Road

Eccleshall, ST21 6DL



Energy Performance Certificate



Flat 1, 53, Stone Road, Eccleshall, STAFFORD, ST21 6DL

Dwelling type: Ground-floor flat **Reference number:** 9438-1943-7350-2194-0930
Date of assessment: 17 October 2014 **Type of assessment:** SAP, new dwelling
Date of certificate: 17 October 2014 **Total floor area:** 92 m²

Use this document to:

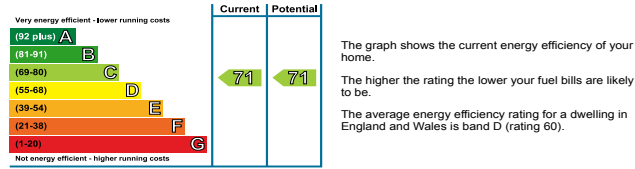
- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: **£ 2,325**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	Not applicable
Heating	£ 1,767 over 3 years	£ 1,767 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Totals	£ 2,325	£ 2,325	

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



Total Area: 95.0 m²
All contents, positioning &
measurements are approximate
and for display purposes only
Plan produced by Thorin Creed

