John Savage

UNDER OFFER

High Street, Tean, Stoke-on-Trent, ST10 4FF

GUIDE PRICE

£160,000

AT A GLANCE

A top-floor apartment in a converted historic mill

2 BEDROOMS	**1** BATHROOM	**1** RECEPTION
900+ SQ FT (APPROX.)	**Apartment** PROPERTY TYPE	**Top floor** POSITION
Leasehold TENURE	**D** EPC RATING	**C** COUNCIL TAX

Allocated parking · Lift access to the building · Reference 1446782

PROPERTY DESCRIPTION

A top-floor two-bedroom apartment of more than 900 square feet, set within the converted Tean Hall Mills, with vaulted ceilings, tall feature windows and views across open countryside.

The building began as a textile mill in the mid-eighteenth century, founded by John and Nathaniel Phillips and later fitted with steam-powered looms. Its conversion has kept the industrial character of the original structure, including the exposed steel pillars and the height of the top-floor rooms.

The apartment is arranged as a flexible open-plan living, kitchen and dining space, with room set aside for a home-working area. The top-floor position means there are no neighbours above, and the tall windows draw daylight across the full depth of the room. Both bedrooms are genuine doubles, and the main bedroom has space for a desk and dressing area alongside the bed.

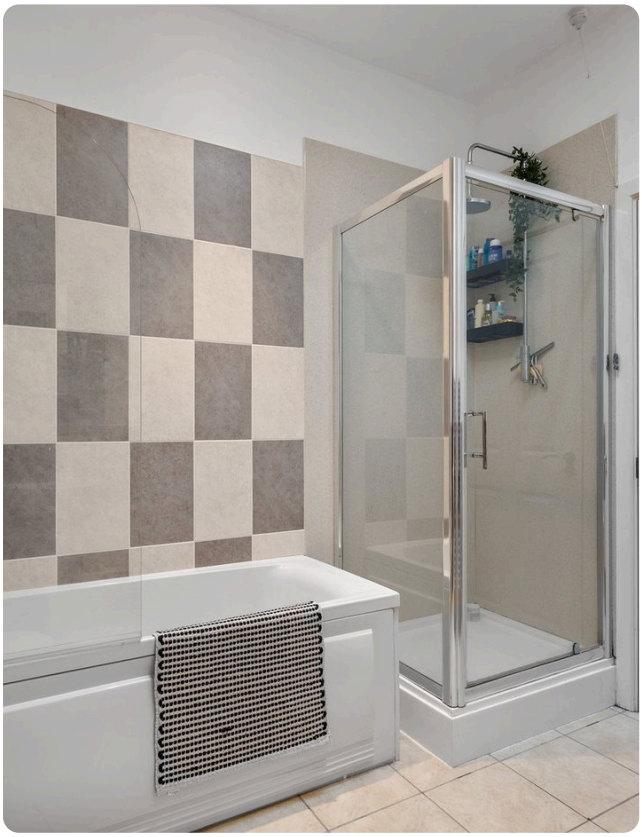
The apartment has been redecorated throughout, with modern grey flooring, energy-efficient electric heating and upgraded electrics. It is presented ready to move into, with an allocated parking space and lift access to the building.

Key features

- ✓ Top-floor apartment with no neighbours above
- ✓ Over 900 square feet of internal space
- ✓ Vaulted ceilings and tall feature windows
- ✓ Countryside views across fields and treetops
- ✓ Flexible open-plan layout with room to work from home
- ✓ Two genuine double bedrooms
- ✓ Redecorated throughout and ready to move into
- ✓ Allocated parking and lift access
- ✓ Characterful conversion of a historic textile mill
- ✓ Conservation-area setting with walks and shops close by

Tenure: leasehold, on a 199-year lease from 28 January 2013 (approximately 187 years remaining). Service charge approximately £2,000 per year; ground rent approximately £20 per year. Council tax band C. EPC rating D. Viewings are by appointment.

Ultraviolence



TEAN, STAFFORDSHIRE MOORLANDS

On the doorstep

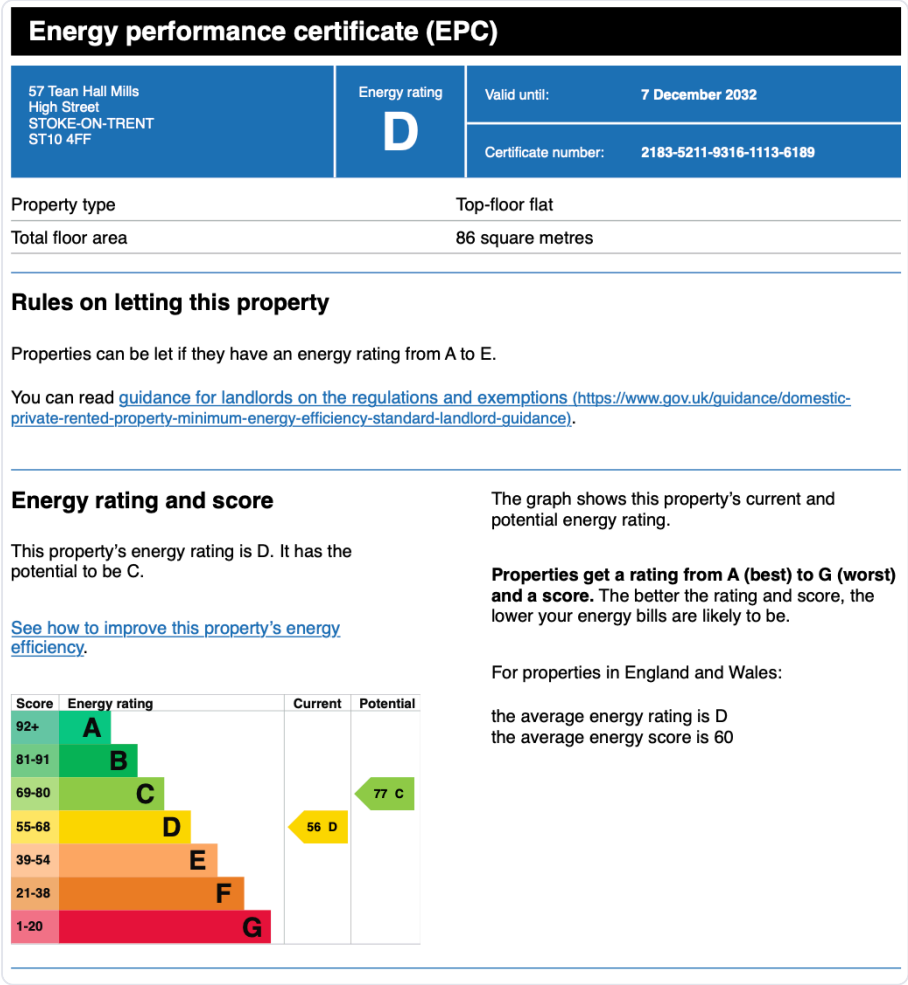
- Cafés, shops, restaurants and salons within walking distance
- Streamside path past fields and cottages to Jubilee Gardens
- Conservation-area village setting
- Countryside walks and open fields close by

Getting around

- Blythe Bridge Station about five minutes away
- A50 about five minutes away
- Rail links towards Stoke-on-Trent and Stafford
- Onward connections towards Birmingham and Manchester

Find it: High Street, Tean, Stoke-on-Trent, ST10 4FF · what3words and full directions available on request.

ENERGY PERFORMANCE CERTIFICATE



Energy performance certificate (EPC)

57 Tean Hall Mills High Street STOKE-ON-TRENT ST10 4FF	Energy rating **D**	Valid until:	**7 December 2032**
		Certificate number:	**2183-5211-9316-1113-6189**

Property type	Top-floor flat
Total floor area	86 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).

Energy rating and score

This property's 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		77 C
55-68	D	56 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

Current energy rating: D. A floorplan is not available for this property. Room measurements can be provided on request; please get in touch to arrange them.

John Savage

Estate agency, but without the bullsh*t.

SPEAK TO JOHN

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