



2 Wellington Court
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

2 Wellington Court

Leek
Staffordshire
ST13 5ER

- * An opportunity to purchase a very well presented two bedroom warden controlled bungalow which is an ideal retirement home within the Wellington Mill Development.
- * The property briefly comprises: Entrance Hall, Breakfast Kitchen, Lounge, Two Bedrooms and Shower Room.
- * Benefitting from Upvc double glazed and gas fired central heated.
- * Allocated off road parking.
- * Well maintained and stocked garden area to the rear aspect with lawned area and display borders and a paved patio area.
- * The property is leasehold and available to those over 55 years of age.
- * Maintenance charges are payable which cover 24 hour warden control, insurance, external maintenance and the use of the facilities within Wellington Mill.



Offers In The Region Of £145,000



2



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1



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0.00
acre(s)



Leek - 01538 383344



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General Information

Entrance hall

Radiator. Loft access. Storage cupboard.

Lounge

Radiator. Feature in-set electric fire with surround. Coving. Double doors leading out to garden area.

Kitchen

Fully fitted with wall and base units. Stainless steel sink unit with drainer. Gas hob and oven with extractor unit above. Wall mounted boiler. Tiled floor. Radiator.

Bedroom

Radiator.

Bedroom / Dressing Room

Radiator. Fitted wardrobes and dressing table.

Shower room

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiles walls.

Outside

Allocated off road parking. Well maintained and stocked garden area to the rear aspect with lawned area and display borders and a paved patio area.

Viewing

By prior appointment via the Agents Leek office 01538 383344

Agents Notes

The property is leasehold
Over 55's only
Service Charge £179.34



GROUND FLOOR

APPROX. 50.4 SQ. METRES (542.6 SQ. FEET)



TOTAL AREA: APPROX. 50.4 SQ. METRES (542.6 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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