

30 Rykeneld Court, Knutton Road, Wolstanton, Newcastle, Staffordshire, ST5 0LN

FOLLWELLS



- Retirement Apartment for Over 60's
- Top Floor Position with Views over Wolstanton Marsh
- On Site House Manager
- Communal Facilities
- Modern Kitchen & Shower Room
- No Upward Chain

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Asking Price

£130,000

follwells.co.uk

email@follwells.co.uk

01782 615530







A very well presented modern retirement apartment on the top floor of this successful, purpose built development designed specifically for residents over the age of 60.

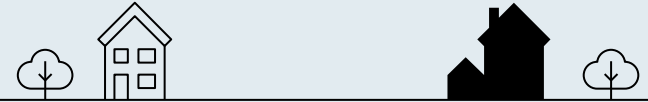
The apartment's accommodation includes a spacious living room with glazed double doors and Juliette balcony overlooking Wolstanton Marsh. Further double doors lead through to the fitted kitchen. A double bedroom with large, walk-in wardrobe is serviced by a well appointed shower room. All residents also have use of some fantastic communal facilities including the homeowners lounge which provides a great space to socialize with friends and family.

There is a dedicated house manager on site during the day to handle any issues that may arise. Guests of residents who are visiting from afar can book into the Guest Suite (usually £25 per night).

**SERVICE CHARGE:** The service charge currently stands at £2,859.22 per annum (For the period June 2023 - June 2024) and covers the following: -

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call systems
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings Insurance





The service charge does not cover external costs such as your council tax, electricity or TV but does include the cost of the house manager, water rates, 24 hr emergency call system. Further details can be made available through McCarthy Stone.

Parking is available on site with a residents permit based on a first come, first served basis.



## IMPORTANT INFORMATION

**Tenure: Leasehold - 999 years from 01/01/2016**

**Ground Rent: £425 per annum. (review 01/01/2031)**

**EPC Rating 'B'**

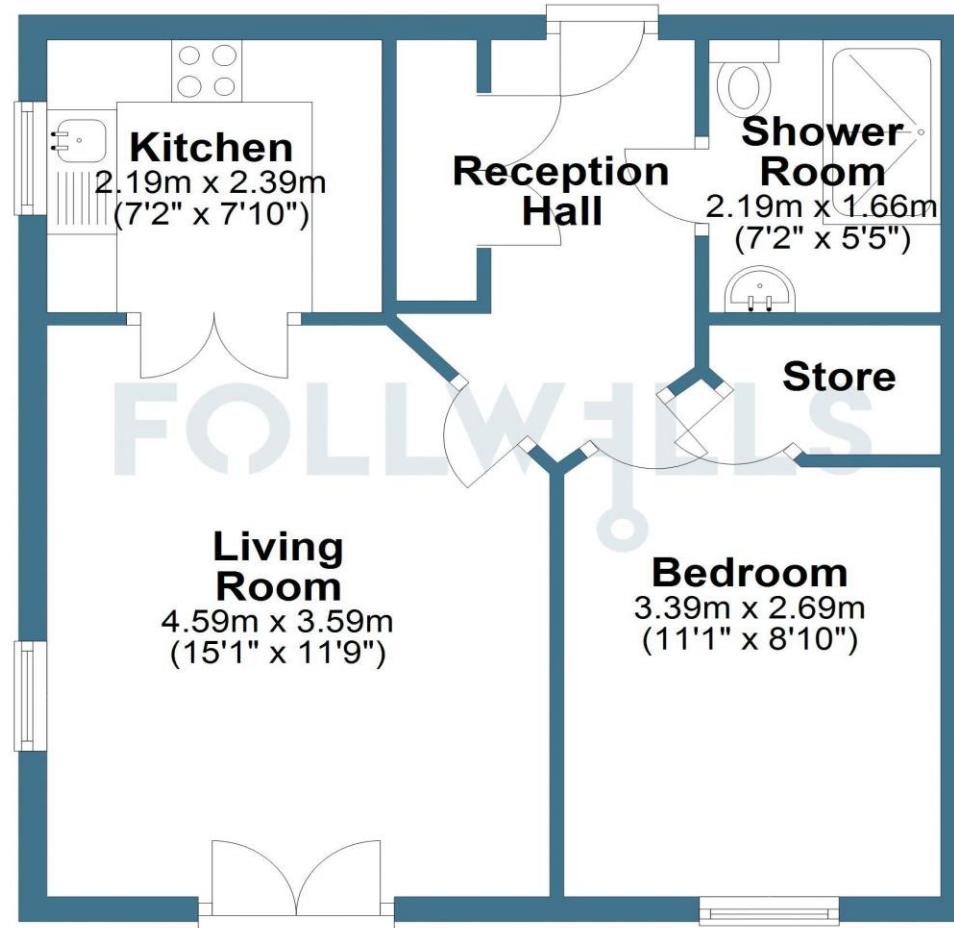
**Council Tax Band 'C'**

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1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



## Ground Floor



For indicative purposes only. All measurements are approximate.  
Plan produced using PlanUp.