

19 Lisbon Place, Westlands, Newcastle, Staffordshire, ST5 2TX

FOLLWELLS



- One Bedroom Ground Floor Apartment
- Within Sought After Retirement Development
- Ideally Suited for Independent Living
- Court Yard Setting with Communal Gardens and Parking
- Modern Kitchen and Shower Room
- No Upward Chain
- Asking Price Represents 70% Shared Ownership

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Shared Ownership

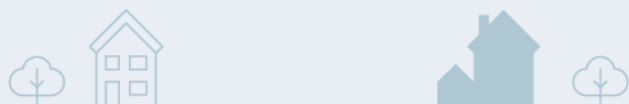
£95,000

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01782 615530





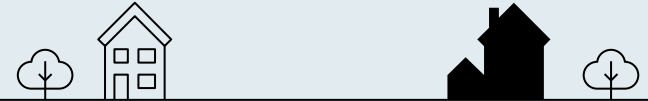
A ground floor apartment forming part of a sought after small purpose built retirement development specifically for residents of 60 years and over. Conveniently located just off Paris Avenue, with excellent local amenities including an adjacent parade of shops and regular bus service providing access to the town centre.

The development is ideally suited for a purchaser looking for independent living, however, it has the convenience of a daytime on site warden/manager and communal facilities including residents lounge with conservatory, shared kitchen and laundry room. 19 Lisbon Place is unique in being the only one bedroom apartment within the development offering a chance for a purchaser looking to move to the development for a discounted price.

The accommodation comprises of entrance vestibule leading through to a corridor reception hallway with a modern refitted kitchen with composite sink and incorporating an upright fridge freezer, electric oven, ceramic hob and extractor. There is also a modern refitted shower room with electric shower within a corner cubicle and a combined W.C./vanity wash hand basin. The lounge has an electric fire with marble surround and an attractive open outlook to the rear incorporating a full height picture window and patio door overlooking and giving access to a small paved patio with open views to the communal gardens. The bedroom has a built-in double wardrobe and further window having similar outlook over the patio and communal gardens. There are ample communal parking spaces within the courtyard.

The apartment is vacant and offered for sale with no further upward chain.





Conditions of Purchase:

The asking price represents 70% of the total value of the property.

All applicants must be 60 years of age or over. Pets are allowed but approval will need to be sought. The successful applicant will be required to complete an application process with Churchill Estates Management Ltd (01425 888910).

The apartment is leasehold for a term of 125 years from 1st January 1997 with no additional rental charged on the 30% owned by Churchill Estates Management Ltd. We understand the current service charge is £243.13 per calendar month (April 24 to March 25).



IMPORTANT INFORMATION

Services - Mains Electricity, Water and Drainage.

Central Heating - Electric Storage Heating

Glazing - uPVC

Tenure - Leasehold

Council Tax Band 'A' (subject to improvement indicator)

EPC Rating 'C'

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.

FLOORPLAN

