

23 Rykeneld Court, Knutton Road, Wolstanton, Newcastle,

FOLLWELLS



- One Bedroom Retirement Apartment
- Specifically for Over 60's
- First Floor Position with Lift Access
- Juliet Balcony
- Well Appointed Accommodation
- Excellent Communal Facilities
- Available Immediately

1  1  1 

Monthly Rental Of

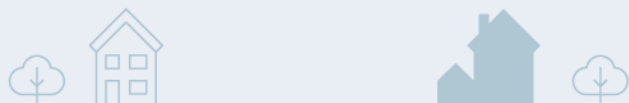
£1,000

follwells.co.uk

email@follwells.co.uk

01782 615530

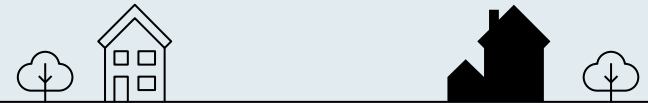




A one-bedroom retirement apartment forming part of a McCarthy Stone purpose-built development specifically for residents over the age of 60. The apartment is located on the first floor to which there is lift access.

On entering the property, a central hallway provides access to all rooms including a large, walk-in storeroom/utility. The living room provides ample space for a sofa and easy chair as well as dining table and chairs. There is an electric fire and glazed double doors with Juliet balcony overlooking the rear of the house. The kitchen provides integrated appliances including electric oven and grill, four ring ceramic hob with extractor hood, fridge and freezer. The bedroom is of a good size with fitted, mirror fronted wardrobes. The accommodation is completed with the bathroom fitted with white suite comprising panel bath with shower over and glass screen, wash basin and WC. The development is attractively positioned overlooking Wolstanton Marsh and offers some fantastic all resident communal facilities including a homeowners lounge ideal for socialising with friends and family and communal gardens with security gated access into the complex. There is also dedicated House Manager on site during the day to handle any issues that may arise. Externally there are attractive communal gardens with security gated pedestrian and vehicle access providing residents parking with this apartment currently having a courtesy parking space positioned directly adjacent to the apartment. (All parking spaces are subject to a parking permit fee currently £250 per annum and are available on a first come, first served basis). The service charge is payable by the landlord and includes the following: External cleaning of windows Cleaning of communal windows Water rates for communal areas and apartments Electricity, heating, lighting and power to communal areas 24 hour emergency call systems On Site House Manager 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 or electricity.





Further details can be made available through McCarthy Stone. Please note the property is available UNFURNISHED and before a tenancy commences the property will be redecorated.

An online pre-application process is carried out on all applicants expressing an interest in the property prior to viewing. There is no charge for this. It is carried out to provide information to the Landlord of potential tenants. Details of applicants will be provided to a referencing company called Canopy.

Following a review of the pre-applications, suitable applicants will be invited to view the property. For the successful applicant a holding deposit will be required which is the equivalent to one weeks rent (£285). This will be deducted from the first month's rental payment. If the application is unsuccessful due to the potential tenant providing inaccurate information for example, not declaring adverse credit history, Follwells are within their right to withhold the holding deposit to cover any costs incurred for the referencing.

Please note all tenants over the age of 18 are required to be referenced. A security deposit is payable prior to the tenancy commencing, equivalent to five weeks rent (£1,440). This will be held with the tenancy deposit scheme.



IMPORTANT INFORMATION

Services - Mains electricity, water and drainage

Central Heating- Electric Underfloor

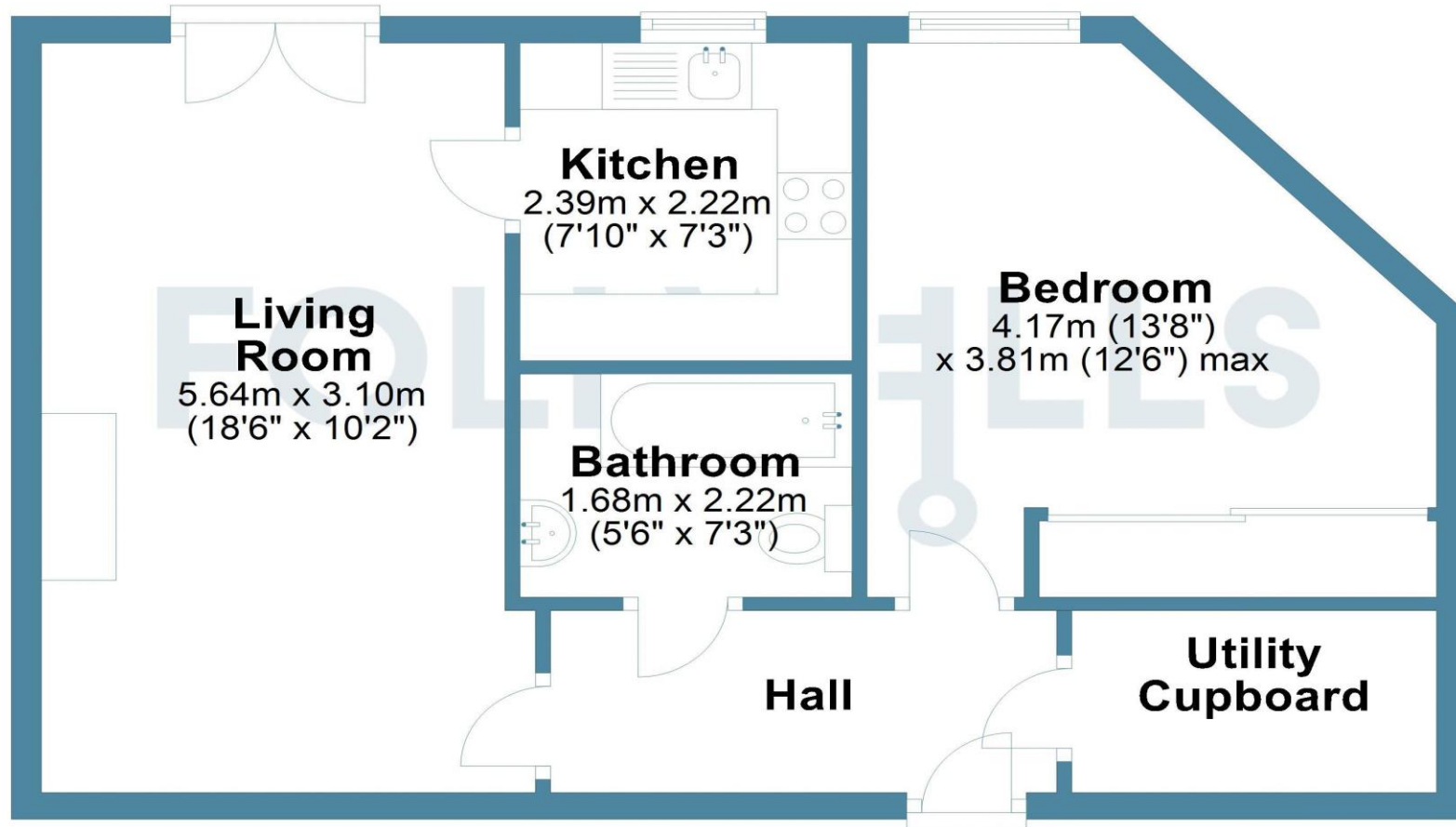
Glazing - uPVC

Council Tax- C

EPC Rating- B

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.