

Apt 41 Adlington House, High Street, Wolstanton, Newcastle, Staffordshire, ST5 0HZ

FOLLWELLS



- Luxury Retirement Apartment for Over 55's
- Second Floor with Lift Access
- Balcony off Living Room
- Two Double Bedrooms
- High Specification Fittings
- Communal Residents Facilities
- Communal Parking and Gardens
- No Upward Chain

2 

1 

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Asking Price

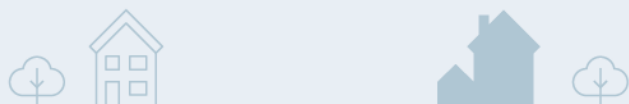
£135,000

follwells.co.uk

email@follwells.co.uk

01782 615530





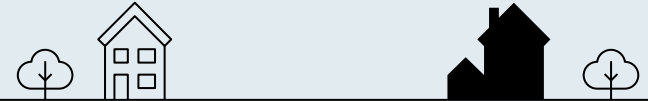
A two bedroom luxury retirement apartment in this successful, purpose built complex located in the centre of Wolstanton. The apartment is located on the second floor having lift access. Adlington House is an extremely successful complex of retirement apartments specifically for the over 55's offering independent living with the benefit of 24 hour on site care and support for residents.

The accommodation comprises a spacious reception hall having monitor access and a large and useful storage room with shelving and hot water cylinder. A further utility cupboard has plumbing for a washing machine and additional storage. The living room measures some 7 metres in length and features glazed double doors leading out onto a glazed balcony. Off the living room is a kitchen fitted to a high specification with integrated appliances including electric oven, microwave, four ring electric hob with extractor above, slimline dishwasher and fridge & freezer.

Two double bedrooms look out over Silverdale Road with one of them having built-in wardrobes. The accommodation is completed with a wet room having large shower enclosure, WC and wash basin.

A wide range of facilities are available including social activity clubs and events, waitress service restaurant with separate private dining room and lounge, lift access is available to all floors and externally there are communal landscaped gardens with private residents parking.





Charges:

- Service Charge: £455 per calendar month to cover communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It includes the costs of heating, lighting and water for the communal areas and water for the apartments.
- Wellbeing Charge: £267.90 per calendar month. This includes 24 hour staffing on site, help in an emergency and the co-ordination of an activities and events program
- Contingency Fund Contribution and Communal Facilities Fee. These fees are payable to the vendor when selling or sub-letting the property and are calculated as a percentage of the sale value

Further details are available on request.

IMPORTANT INFORMATION

Services - Mains water, electricity and drainage connected.

Central Heating - Electric

Tenure Leasehold with residue of 125 year term from 1st January 2014

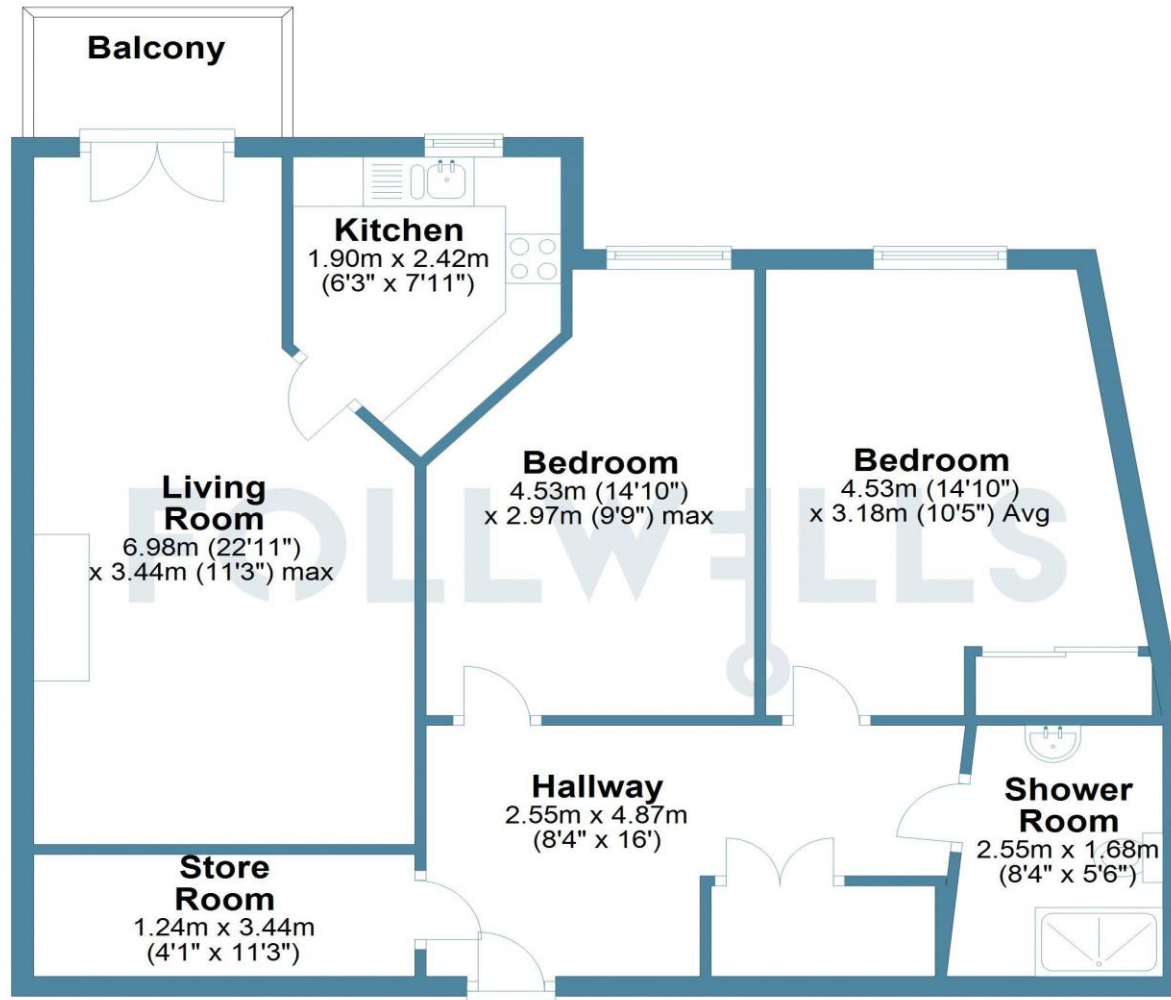
EPC Rating 'B'

Council Tax Band 'D'

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.