



FOLLOWWELLS

Flat 2, Tudor Court Loring Road, Newcastle - ST5 8RR
£115,000

- Two Bedroom First Floor Apartment
- Off Road Parking Space
- Part of A Purpose Built Well Maintained Development
- Open Plan Living Room
- Convenient Location
- No Upward Chain

A two-bedroom first floor flat situated on the edge of a popular and successful purpose-built development and providing well proportioned accommodation ideally suited to a first-time buyer or as a rental investment. (Note the current EPC rating is a D). The property has previously been let out and is now available with vacant possession.

The property is entered via a porch with its own uPVC front door and laminate flooring with electric panel heater. Stairs lead up into the open plan living room having sliding glass door to the front elevation with Juliet balcony, this room provides space for sitting and dining furniture and has laminate flooring throughout, tv and telephone connection point and electric fire.

Off the living room is a kitchen fitted with wall and base units with stainless steel drainer sink. There is also an integrated electric oven and grill with four ring ceramic hob having extractor hood above. There is space for an upright fridge freezer along with space and plumbing for washing machine and connection for a tumble dryer.





An inner hall leads to the two bedrooms, double bedroom to the front elevation has fitted wardrobes with electric panel heater and there is a single bedroom to the rear elevation again with electric panel heater and telephone point. The bathroom is fitted with a white suite comprising of 'P' shaped shower bath with electric shower over and curved glass screen, a pedestal wash hand basin and W.C. There is a hatch providing loft access with a drop-down ladder this is a particularly useful storage space and the benefit of being a first-floor apartment. Vehicular access leads off Loring Road, under an archway into Tudor Court where an allocated parking space for this property is located on the left-hand side. The development sits within some very well-maintained grounds and this property pays a service charge of £75.36 per calendar month. The Vendor has advised that there is no ground rent.

Please be advised that there is a restrictive covenant within the lease stating that residents cannot keep pets at the property. A copy of the lease is available for inspection in the office.



Loring Road is located within walking distance of Wolstanton High Street providing ample local amenities and is also just a five-minute drive from Newcastle Town Centre providing a variety of specialist high street stores, supermarkets, restaurants and bars. Both the A500 and A34 are just a few minutes' drive away and stoke train station is approximately 10 minutes' drive away.

Council Tax band: A

Tenure: Leasehold (expires 31/12/2109)

EPC Energy Efficiency Rating: D

