



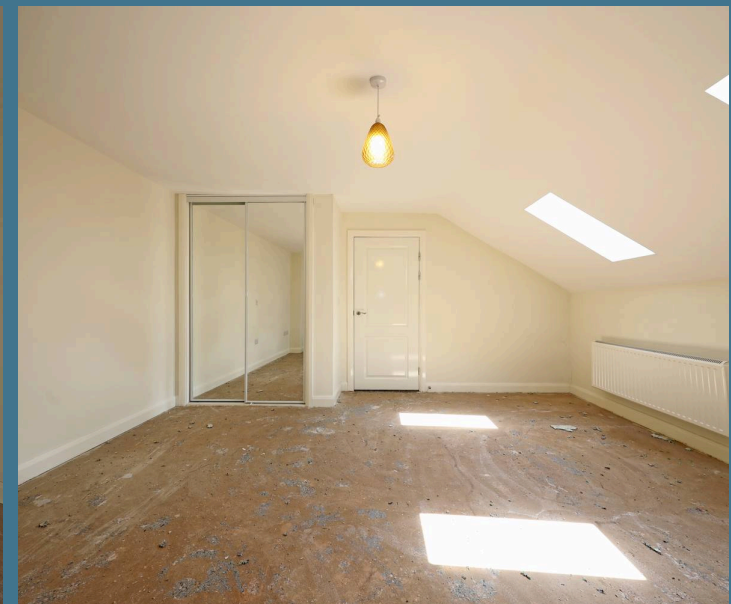
FOLLOW  **LLS**

Apt 58, Adlington House, Wolstanton - ST5 0HZ
£75,000

- Spacious One Bedroom Top Floor Apartment With Balcony
- Within Luxury Retirement Complex For Over 55's
- Well Appointed Kitchen and Wet Room
- Communal Residence Facilities
- Residence Parking and Communal Gardens
- No Upward Chain

A spacious top floor apartment situated within the centre of Wolstanton, within a purpose-built complex of retirement apartments specifically for residents over 55 years of age with on-site care and support. With a wide range of facilities to enhance social activity including on site hairdresser, waitress service restaurant with separate private dining room and lounge having tea/coffee facilities. Lift access is available to all floors and externally there are communal landscape gardens with private residents parking.

The apartment itself provides a spacious reception hall with monitor access and a large useful storage room with hot water cylinder and plumbing for a washing machine. The main living room is spacious and is fitted with an electric fire and surround with double doors leading out onto a balcony enjoying views over Wolstanton and beyond. Off the living room is a kitchen fitted to a high specification with integrated appliances, including electric oven, microwave, electric hob with extractor, fridge freezer, and slimline dishwasher. There is a large feature bedroom with built-in double wardrobe and twin skylight windows. The wet room is also of spacious proportion being fully tiled with large shower enclosure, wash basin and WC.





Current service charge: **£583.64** per calendar month to cover communal cleaning and maintenance, external window cleaning, water and sewage use for the apartment buildings insurance and estate management. This will also include heating, lighting and water use for the communal areas.

Additional charges may apply, a key fact sheet is available upon request.

Contingency fund contribution and communal facilities fee: these fees are payable to the landlord when selling or subletting the property and are calculated as a percentage of the sale value.

Further details are available on request.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



