

FOLLWELLS



4, Lisbon Place

Westlands, Newcastle, Staffordshire, ST5 2TX

- Two Bedroom First Floor Apartment
- Retirement Development for the Over 55's
- Onsite Warden/Manager
- Well Appointed Accommodation
- Modern Kitchen and Shower Room
- No Upward Chain
- Asking Price Represents 70 Per Cent Shared Ownership



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Shared Ownership £100,000

For viewings call 01782 615530

email@follwells.co.uk | follwells.co.uk



A very well presented two bedroom first floor apartment located on this purpose built retirement development specifically for residents over the age of 55.

Lisbon Place has an onsite warden/manager along with a residents lounge and communal gardens. The development is located just off Paris Avenue with excellent local amenities including a nearby parade of shops and regular bus service giving access to the town centre.

This particular apartment is very well presented benefiting from refitted kitchen and shower room and decorated to a good standard.

The property is offered with no upward chain.

Communal Entrance

Shared with Apartment Number 2. Stairs leading to first floor landing having electric stair lift.

Entrance Hall

Electric night storage heater, utility cupboard, access to loft space which is partially boarded and fully insulated.

Sitting Room

13' 0" x 10' 3" (3.95m x 3.13m)

Window to rear elevation overlooking gardens, coving to ceiling, electric fire set in cream granite surround, T.V. aerial point, telephone point and electric night storage heater.

Kitchen

9' 10" x 5' 10" (3m x 1.78m)

Fitted with a range of wall and base units with worktop incorporating stainless steel drainer sink and four ring ceramic hob with extractor hood over. Integrated electric double oven and grill, space for fridge freezer, tiled splashbacks and window to front elevation.

Bedroom One

12' 1" x 8' 5" (3.69m x 2.57m)

Window to front elevation, built-in double wardrobe and further fitted bedroom furniture including wardrobe and overhead storage cupboards, wall mounted electric panel heater, T.V. aerial point and telephone point.

Bedroom Two

9' 4" x 9' 3" up to wardrobes (2.85m x 2.81m)

Window to rear elevation, built-in double wardrobe, wall mounted electric panel heater.

Shower Room

Refitted with white suite comprising large easy access walk-in shower with fold down shower seat, glass screen and mixer shower, vanity wash basin with storage cupboards below and W.C. Tiled walls, built-in linen cupboard, extractor fan and chrome ladder towel rail.

Outside

Lisbon Place is accessed just off Paris Avenue. There is extensive parking for residents, however, spaces are not allocated to each property.

Communal Facilities

Residents enjoy use of the communal residents lounge and conservatory along with a shared kitchen and laundry room. The gardens and outside seating areas are also available for residents use and regular community activities are organized.

Services

Mains water, electricity and drainage connected.

Central Heating

From electric night storage heaters and panel heaters as listed.

Glazing

Sealed unit uPVC double glazing throughout.



Tenure

Leasehold. Term of 125 years running from 1st January 1997.

Service Charge

Currently £176.42 per calendar month to include external maintenance of buildings, gardens, insurance of main building and additional services provided.

Measurements

Please note that the room sizes are quoted in feet and inches and the metric equivalent in metres, measured on a wall to wall basis. The measurements are approximate.

Viewing

Strictly by appointment through Follwells.

Conditions of Purchase

The asking price represents 70% of the total value of the property. All applicants must be 55 years of age and no pets are allowed. The successful applicant will be required to complete an application process with Housing 21. The apartment is leasehold for a term of 125 years but no additional rental is charged on the 30% owned by Housing 21.

Contact us today

01782 615530

email@follwells.co.uk

www.follwells.co.uk



PROPERTY FLOORPLANS

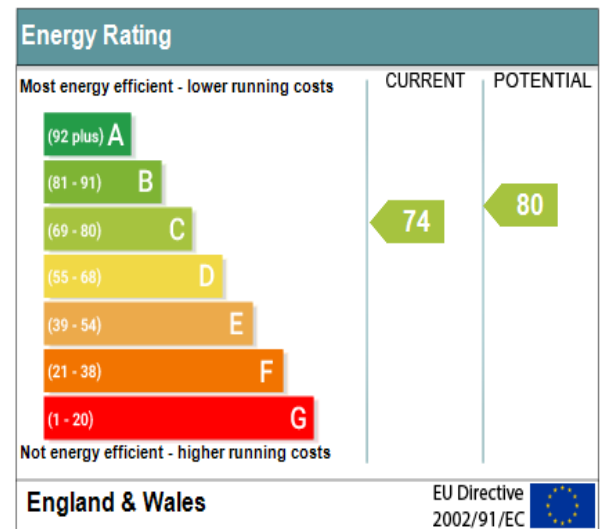
Ground Floor



For indicative purposes only. All measurements are approximate.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

Address: 4 LISBON PLACE, NEWCASTLE UNDER LYME, NEWCASTL...
RRN: 0300-2126-3020-2899-1361



NOTE: 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. All dimensions given are approximate.

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Newcastle Office 35 Ironmarket, NUL, Staffs, ST5 1RP | Market Drayton Office 29 High St, Market Drayton TF9 1QF

