



31 Rykeneld Court, Knutton

ST5 0LN

Offers In The Region Of £259,500



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STEPHENSON BROWNE

A luxurious top floor bespoke retirement apartment. Complete with high quality fixtures and fittings throughout, and all set within a beautifully presented and very well maintained building. The apartment is accessed via secure door entry with intercom access. Lift access to all floors. Very well presented communal areas.

The apartment opens with a spacious entrance hallway providing access to all of the internal rooms. Generously proportioned open plan lounge diner with Juliet balcony overlooking the gardens. High specification kitchen, fully equipped with all appliances and a range of wall and base cupboards. Two spacious double bedrooms, with the principal bedroom being of excellent proportions and also hosting a large walk-in-wardrobe that makes fantastic use of the space and provides fantastic storage space. Modern shower room, well equipped with a white three piece suite to include a walk in shower cubicle.

The development is incredibly well positioned to overlook Wolstanton Marsh and is proximate to all local amenities and commuting links. The development also benefits from communal gardens with security gated access into the complex. The facility also benefits from an on site guests suite for use by visiting friends or family of residents for £25 per night (with advanced booking), residents of the apartments can also access these facilities at other McCarthy and Stone developments across the country.



Living Room Diner

22'2" max x 14'5"

Kitchen

9'8" x 7'10"

Shower Room

7'0" x 5'5"

Bedroom One

18'6" max x 12'2"

Bedroom Two

10'1" max x 9'3"

Council Tax and Lease Information

Council Borough: Newcastle-Under-Lyme

Council Tax Band: D

EPC Grade: B

Tenure: Leasehold

Lease Length: 999 Years from 2016 - 991 Years Remaining

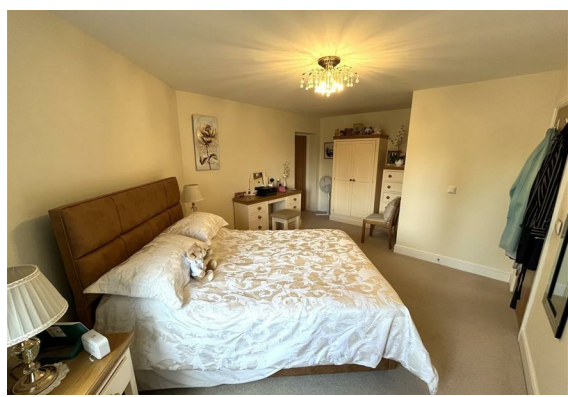
Ground Rent: £495 per annum (£247.50 biannually)

Service Charge: Circa £350 per month (Circa £4200 per annum)

The Service Charge includes the water rates/bills for the property, gardens and communal areas maintenance, building insurance, external window cleaning, lift maintenance and contribution towards a part time on-site manager, and red pull cord / emergency help service the rest of the time. Contingency fund including internal and external redecoration of communal areas.

Parking Space Available for £250 per annum with parking permit (£125 biannually). Secure gated entry.

There is no gas to the building, electric only.

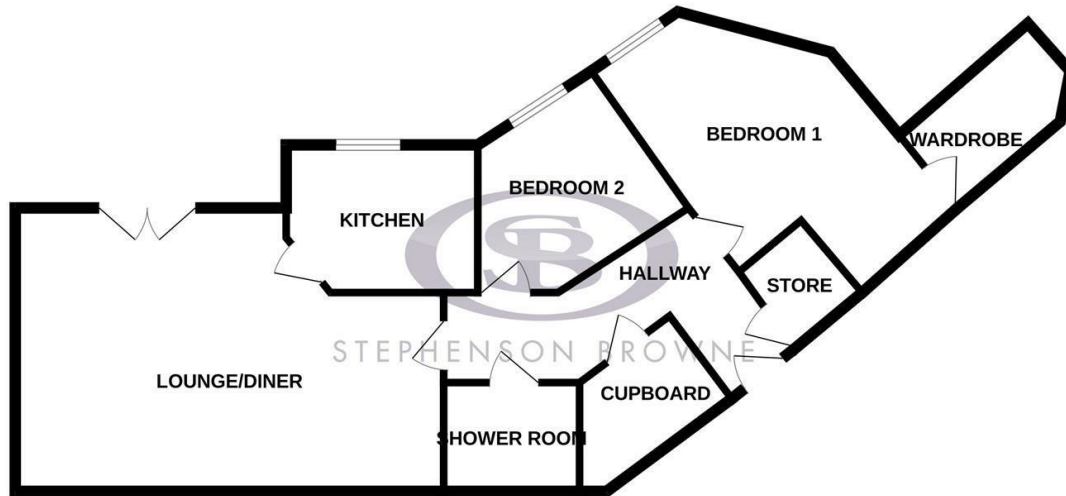


- Bespoke Retirement Apartment - Over 60s Only
- Top Floor Position with Lift Access
- Two Spacious Bedrooms
- Versatile Storage Accommodation
- Modern High Specification Kitchen
- Generous Open Plan Living Room Diner
- Modern Three Piece Shower Room
- Fully Maintained Building Complex
- Communal Gardens and Parking Available
- Perfect Location for Walks on The Marsh and Access to Local Transport Links



Floor Plan

TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 85 | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

56 Merial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
Telephone: 01782 625734 Email: newcastle@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk