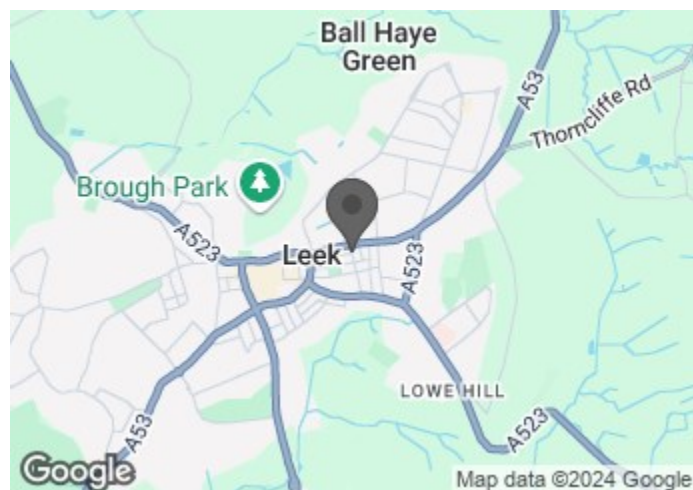


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The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

36 PORTLAND GRANGE
PORTLAND STREET, LEEK, ST13 6LY



An beautifully presented, ONE BEDROOM apartment which forms part of our retirement living range of properties for over 60's at Portland Grange.

Comprising of a welcoming entrance hallway, spacious lounge diner, modern fitted kitchen with appliances, double bedroom with walk in wardrobe, generous shower room and utility/storage.

Situated on the first floor, having a lift to all floors, with attractive communal gardens and roof terrace.

This property benefits from an allocated parking space.

PRICE REDUCTION

ASKING PRICE £165,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

PORTLAND STREET, LEEK

PORTLAND GRANGE

Portland Grange is purpose built by McCarthy & Stone for retirement living, located in the attractive town of Leek, close to the town centre, local amenities and transport links. The development consists of 49 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24-hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

ENTRANCE HALL

Front door with spy hole leads to a welcoming entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer dryer. Smoke detector, apartment security door entry system with intercom and emergency speech module is in the hall. Doors lead to the lounge, bedroom and shower room.

LOUNGE/DINER

A generous lounge offers space for dining and includes double width window providing lots of natural light. TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets. Oak effect door with clear glass panels leads onto a separate kitchen.

KITCHEN

Fully fitted kitchen with a range of low and eye level units and drawers. Under pelmet lighting. Stainless steel sink with mono lever tap, drainer and window above with pleasant outlook. Built-in mid height oven, ceramic hob with extractor hood and integrated dishwasher and fridge/freezer. Tiled floor.

BEDROOM

Generous bedroom having a walk in wardrobe. Ceiling light, TV and telephone point, fitted carpets and raised electric power sockets.

SHOWER ROOM

Luxury shower room with walk-in triple width unit and glass screen, low level WC with concealed cistern, vanity unit with in built sink and mirror above with a sensor light and a wall mounted heater.

PARKING

This apartment comes with an allocated parking space.

GROUND RENT

Ground rent: £425 per annum

Ground rent review: 1st June 2034

1 BEDROOMS £165,000

SERVICE CHARGE DETAILS

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,548.69 per annum (up to financial year end 30/09/2025).

LEASE INFORMATION

999 years from the 1st Jan 2019

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

