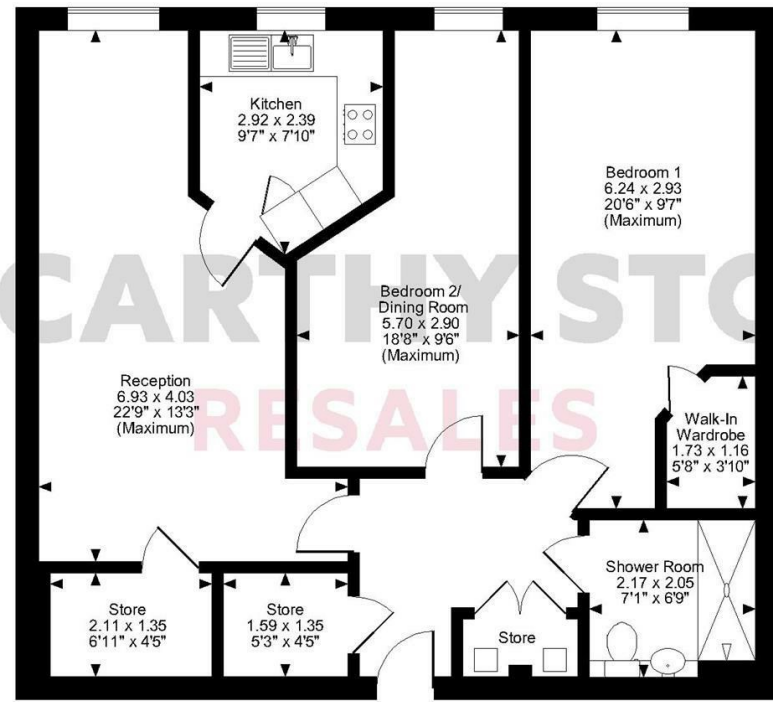


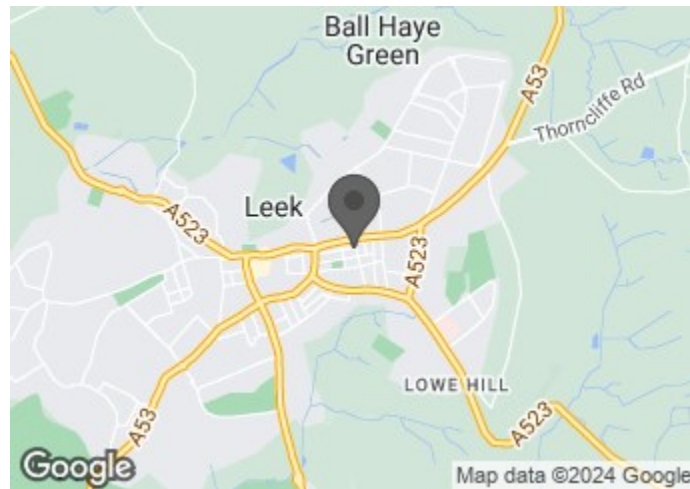
Portland Grange, Portland Street, Leek
Approximate Gross Internal Area
844 Sq Ft/78 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



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**

**15 PORTLAND GRANGE
PORTLAND STREET, LEEK, ST13 6LY**



A particularly spacious LUXURY TWO BEDROOM retirement apartment situated on the GROUND FLOOR, benefitting from having THREE SPACIOUS STORAGE CUPBOARDS plus a WALK-IN WARDROBE. Forms part of our retirement living range of properties.

ASKING PRICE £225,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

PORTLAND GRANGE, PORTLAND STREET, LEEK, STAFFORDSHIRE, ST13 6LY

2 BED | £225,000

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 or over.

ENTRANCE HALLWAY

Front door with spy hole leads to an L shaped entrance hall - the apartment security door entry system with intercom and the 24-hour emergency response system are located in the hallway. There is also a mains wired smoke detector. From the hallway there is a door to a large walk-in storage cupboard, which houses the hot water boiler and the washer dryer machine. Further doors from the hallway lead to the living room, bedrooms, the shower room and an additional useful walk-in storage cupboard.

LIVING ROOM

A very good sized room which is wonderfully bright and airy due to its floor to ceiling feature window. There is also ample space for dining. TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets. Very useful walk-in storage cupboard. Oak effect door with clear glass panels leads to 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 Bosch oven at waist height, ceramic hob with extractor hood and integrated fridge/freezer. Tiled floor.

MASTER BEDROOM

A very good sized double bedroom with a door to a walk-in wardrobe. Floor to ceiling double glazed windows, Two Ceiling lights. TV and telephone point. A range of power sockets.

BEDROOM TWO

A good sized second double bedroom with full height window, TV, telephone point and power points. Could alternatively be used as a separate dining room, office or hobby room.

SHOWER ROOM

Luxury shower room with walk in double width unit with part glass screen, low level WC with concealed cistern, vanity unit with in built sink and mirror above with sensored light, a further wall mounted vanity unit with mirrored door, shaver point connection, wall mounted towel radiator.

CAR PARKING

This apartment benefits from having an allocated parking space for one car.

SERVICE CHARGE INCLUDES

- Cost of House Manager
- Personal water rates
- Cleaning of communal windows and all external 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. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £3,784.52 per annum (for financial year ending 30/09/2024)

LEASE INFORMATION

Lease term 999 years from the 1st Jan 2019
Ground rent of £495 per annum
Ground rent review date: Jan 2034

ADDITIONAL INFORMATION & SERVICES

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

