



Level 1

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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		86	86
(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		

26 Portland Grange

Portland Street, Leek, ST13 6LY



Asking price £215,000 Leasehold

Welcome to Portland Grange. a charming TWO BEDROOM apartment with ENSUITE TO MASTER BEDROOM located on Portland Street in the picturesque town of Leek, Staffordshire.

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Call us on 0345 556 4104 to find out more.

Portland Grange, Portland Street, Leek, Staffordshire, ST13 6LY

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 imposing 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 and the shower room.

Living room

A very good sized room which is wonderfully bright and airy due to its large 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. 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. 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. A separate door leads to the walk in wardrobe. Additional door leading to the ensuite.

Ensuite

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 sensed light, shaver point connection, wall mounted towel radiator.

Bedroom two

A good sized second double bedroom with full height window, TV, telephone point and power points.

Shower room

A shower room with walk in double width unit with rolling glass door screen, low level WC with concealed cistern, vanity unit with in built sink and mirror above with sensed light, shaver point connection, wall mounted towel radiator.

Car Parking

This apartment does not include a parking space.

2 bed | £215,000

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: £3,823.03 per annum (for financial year ending 30/09/2025).

Lease Information

Lease: 999 years from 1st Jan 2019

Ground rent of £495 per annum

Ground rent review: 1st Jan 2034

Additional Information & Services

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



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