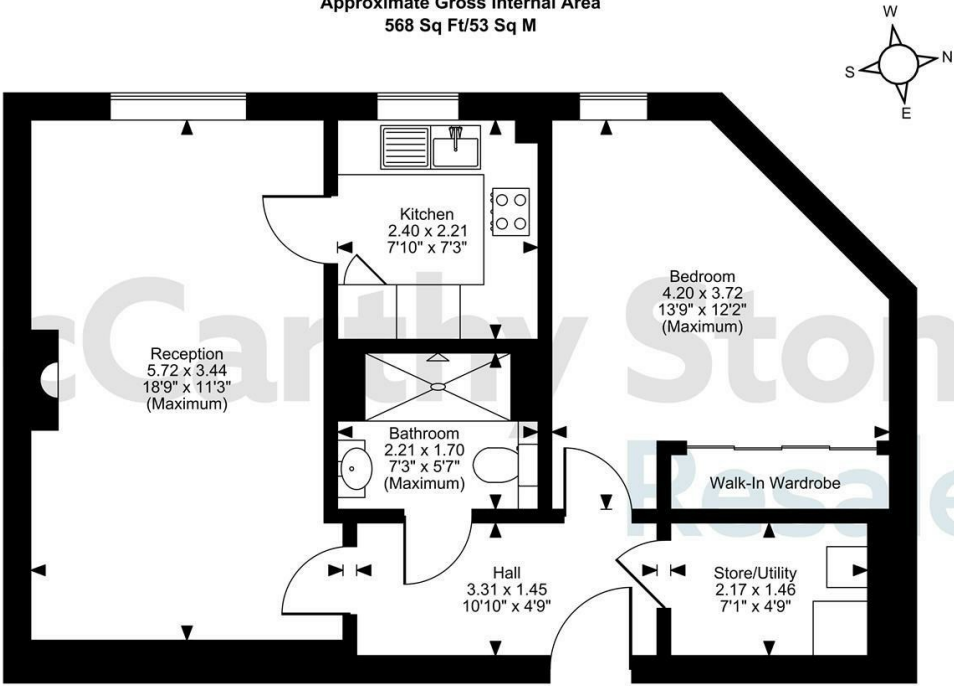


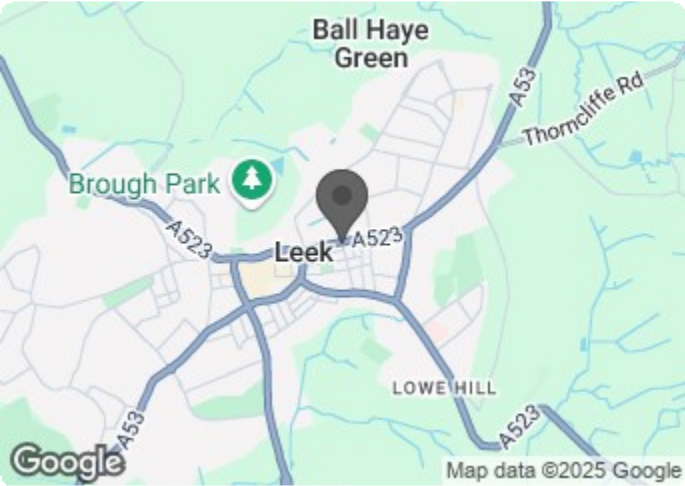
Portland Grange, Apartment, Portland Street, Leek  
Approximate Gross Internal Area  
568 Sq Ft/53 Sq M



First 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: B



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	

## 43 Portland Grange

Portland Street, Leek, ST13 6LY



Asking price £174,950 Leasehold

\*Come along to our Open Day - Saturday 14th June 2025 - from 10am - 3pm - book your place today!\*

A WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT SITUATED WITHIN A VERY DESIRABLE RETIREMENT LIVING DEVELOPMENT  
~Part of McCarthy and stones retirement living range~

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Portland Grange, Portland Street, Leek.

## 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.

### Entrance hallway

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.



### Living Room

A spacious lounge with the benefit of a feature fireplace with inset fire which acts as an attractive focal point. There is ample space for dining and a large double width window. 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 Bosch oven at waist height, ceramic hob with extractor hood and integrated fridge/freezer. Tiled floor.

### Bedroom

Generous bedroom with window and pleasant outlook. Two double fitted mirror fronted wardrobes. 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 sensored light and shaver point connection, wall mounted heater.

### Ground Rent

Annual fee - £425 per annum  
Ground rent review: Jan-34



## 1 bed | £174,950

### Service Charge (breakdown)

- 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 (for financial year end 30/09/2025)

### Lease Length

999 years from the 1st Jan 2019

### Additional Information & Services

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

