



ADDERLEY APARTMENTS

Loomer Road, Newcastle-under-Lyme, ST2 0TN

FREEHOLD: £1,500,000 | REF: 5873336

KEY HIGHLIGHTS

- Ideal for student accommodation or landlords
- A mixture of 1 and 2 bedroomed studio flats
- Densely populated residential suburb
- Formerly built for staff accommodation
- Bus stop outside
- Energy Rating Range from B to C

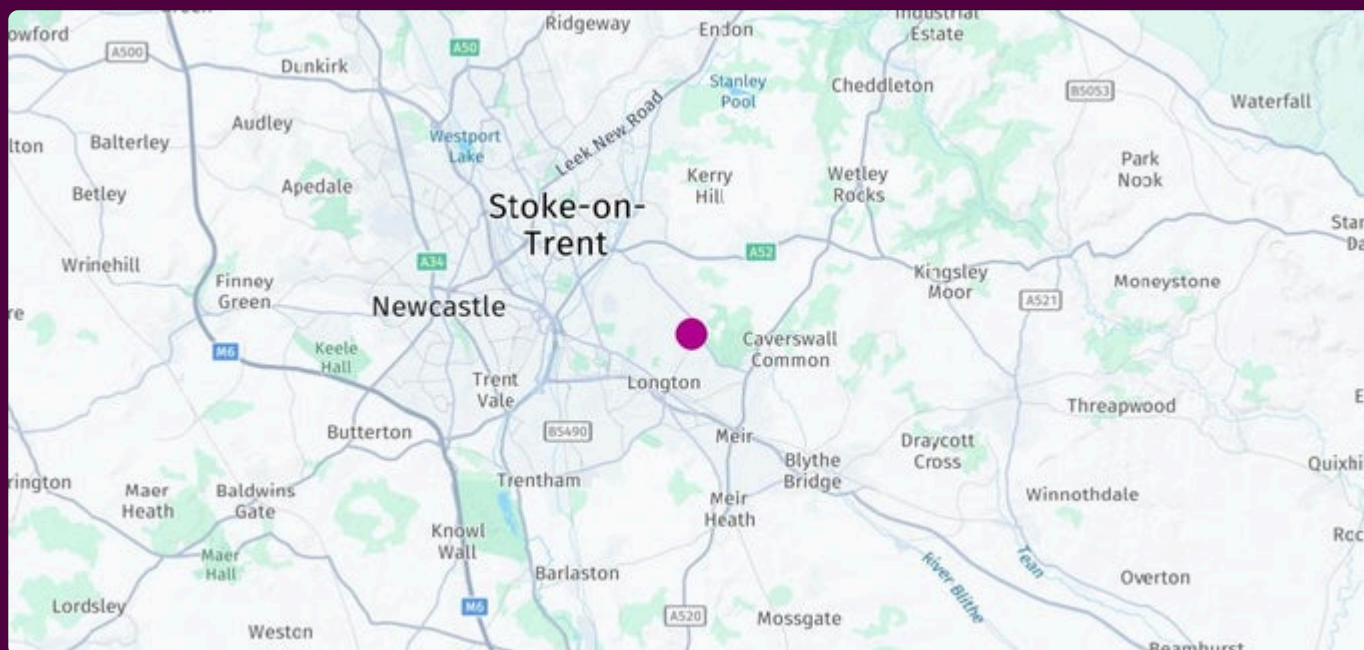


THE OPPORTUNITY

We believe this opportunity is ideal for a landlord led investment/Social Housing or possibly some form of supported living accommodation.

LOCATION

The two accommodation blocks sit in a roadside location in the Alderly area of Newcastle under Lyme with good public transport links with Stoke on Trent and easy access for the M6 junction 15 North and Southbound.



DESCRIPTION

Two modern purpose built detached buildings each housing a mixture of one and two bedroomed studio type apartments set over three floors, of timber framed construction with external cladding, each apartment having access to bike store and refuse store, there is limited parking on site - details will be provided later.



INTERNAL DETAILS

Both blocks are the same layout. Each block having 12 apartments.

GROUND FLOOR

Three one bedroomed apartments with kitchen/living area, study and bathroom. One two bedroomed apartment with kitchen/living area.

OTHER FLOORS

1st Floor

Three one bedroomed apartments with Kitchen/Living area, study and a bathroom. One two bedroomed apartment with Kitchen/Living area

2nd floor

Three one bedroomed apartments with Kitchen/Living area, study and a bathroom. One two bedroomed apartment with kitchen/living area.

PROCESS

Offers are invited on a vacant possession basis only. Viewings will be conducted as appropriate and accompanied by Christie & Co. All interested parties must provide proof of funds with their offer and be able to adhere to a strict purchase timeline.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



PAUL REILLY

Director

T: +44 7791 979 041

E: paul.reilly@christie.com

