



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

Offers In The Region Of £158,000

- Independent living for over 60's
- Fitted kitchen
- Homeowners lounge
- NO CHAIN!
- First floor apartment
- Shower room
- Roof terrace
- 1 bedroom
- Walk in wardrobe
- Low energy home

35 Portland Grange Portland Street, Leek ST13 6LY

Whittaker & Biggs are delighted to offer to the market this one bedroom, first floor apartment which is situated within the Portland Grange development.

Designed exclusively for the over 60's, this retirement development gives the best of both worlds. With double glazing, insulation and panel storage heating throughout, the apartment is designed to be energy efficient.

Security comes from a front door camera entry system, an intruder alarm and a 24 hour emergency call system, giving assistance whenever it's needed.

Living space is comprised of a hallway, utility, living room, kitchen, bedroom with walk in wardrobe and a shower room.

The kitchen has a range of units to the base and eye level and comes complete with Bosch integral appliances that include a ceramic hob, electric fan assisted oven, dishwasher, and fridge freezer.

The development has many communal features to be enjoyed which include two homeowner's lounges, three kitchens, a craft and hobby room, roof terrace, mobility scooter storage room, and a gated entrance.



Council Tax Band: B



Hall

8'4" x 6'2" Max measurement

Wood door to the frontage, intercom. - Size : - 8' 4" x 6' 2" (2.54m x 1.88m)
Max measurement

Utility

4'8" x 4'4"

Bosch washer dryer, Gledhill Pulsacoil water tank, Vent-axia air conditioning. -
Size : - 4' 8" x 4' 4" (1.42m x 1.31m)

Sitting Room

22'7" x 10'8" Max measurement

UPVC double glazed window to the rear, electric radiator, store cupboard. -
Size : - 22' 7" x 10' 8" (6.89m x 3.26m) Max measurement

Kitchen

9'9" x 7'10" Max measurement

UPVC double glazed window to the rear, units to the base and eye level,
integral Bosch ceramic hob, integral Bosch electric fan assisted oven, integral
Bosch fridge freezer, extractor fan, stainless steel sink and drainer, chrome
mixer tap. - Size : - 9' 9" x 7' 10" (2.96m x 2.38m) Max measurement

Bedroom

15'10" x 9'4" Max measurement

UPVC double glazed window to the rear, electric radiator, walk-in wardrobe. -
Size : - 15' 10" x 9' 4" (4.83m x 2.85m) Max measurement

Shower Room

7'3" x 5'7"

Shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap,
concealed cistern low level WC, chrome ladder radiator, part tiled, extractor
fan. - Size : - 7' 3" x 5' 7" (2.20m x 1.70m)

Development Features

Lobby

2 x Homeowners lounge

3 x communal kitchen

Craft and hobby room

Roof terrace

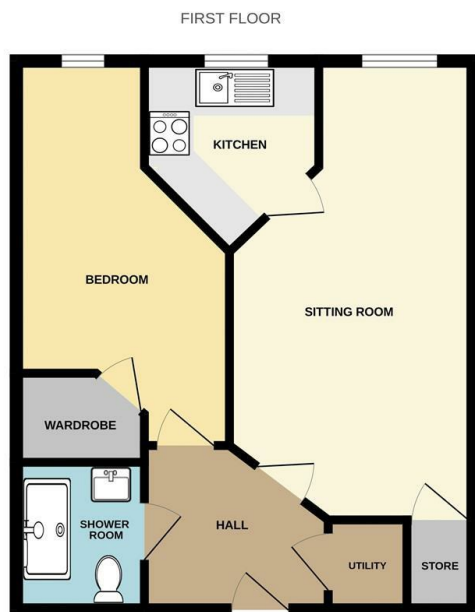
Internal refuse room

Secure parking

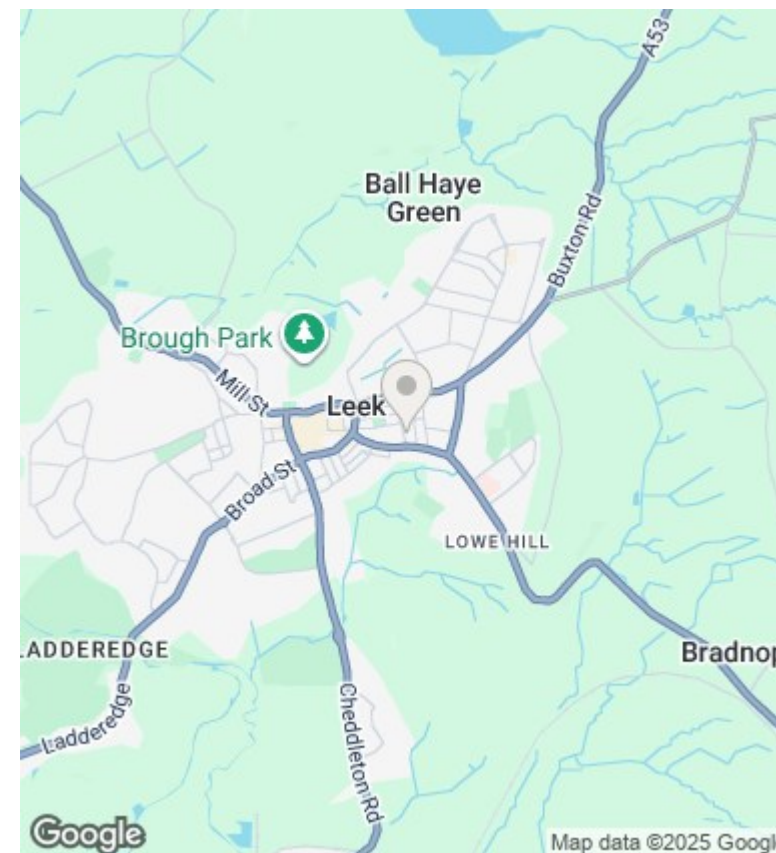
Gated entrance - Size : -







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12320



Directions

From our Derby Street Leek office take the A523 Ashbourne Road out of the town, follow this road and take the third turning left into Portland Street where the development is situated on the left hand side.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(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