

## 29 Dove Place, Clayton, Newcastle, Staffs, ST5 4AY



**Leasehold £69,950**

Bob Gutteridge Estate Agents are pleased to offer to the sales market this smartly presented first floor apartment situated in this ever popular Clayton location. This property is well placed for access to the A500 & M6 as well as providing ease of access to local shops, schools and amenities. This home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, lounge / diner, modern fitted kitchen, master bedroom and a bathroom. Externally the property is set on maintained grounds. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

### **ENTRANCE HALL**

With composite frosted double glazed front access door, artex to ceiling, coving, pendant light fitting, smoke alarm, power point, BT telephone point (Subject to usual transfer regulations), intercom, door to built in electricity meter cupboard with consumer unit plus meter and doors to rooms including



### **BAY FRONTED LOUNGE / DINING ROOM 5.21m x 4.47m into bay (17'1" x 14'8" into bay)**

With Upvc double glazed half bay window, Upvc double glazed window, artex to ceiling, coving, two pendant light fittings, two single panelled radiators and power points.



### **FITTED KITCHEN / BREAKFAST ROOM 3.15m x 2.67m + door recess (10'4" x 8'9" + door recess)**

With Upvc double glazed to rear, fluorescent tube light fitting, a range of base and wall mounted high gloss white storage cupboards providing ample domestic cupboard and drawer space, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, round edge work surface with built in four ring gas hob unit with oven beneath plus extractor hood above, built in stainless steel sink unit with chrome mixer tap above, vinyl cushion flooring, ceramic splashback tiling, panelled radiator, power points and door to built in boiler cupboard with Biasi combination boiler providing the domestic hot water and central heating systems.



### **MASTER BEDROOM 3.99m x 3.48m (13'1" x 11'5")**

With Upvc double glazed window to front, pendant light fitting, single panelled radiator and power points.



### **BATHROOM 2.08m x 1.91m (6'10" x 6'3")**

With Upvc double glazed frosted window to rear, globe light fitting, a white suite comprising of low level w.c., pedestal sink unit, panelled bath unit with mixer tap above, Mira Jump electric shower, aqua boarding to splashback, vinyl cushion flooring, single panelled radiator and doors to built in storage cupboard.



## EXTERNALLY

The property enjoys maintained grounds.



## SERVICES

Main services of gas, electricity, water and drainage are connected.

## COUNCIL TAX

Council Tax band A payable to Newcastle-Under-Lyme Borough Council

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

## **LEASEHOLD**

This property is leasehold with a lease that began in 10th May 1990 for the term of 125 years and therefore has 90 years remaining.

The property is subject to a ground rent paid annually of £10 per annum.

The service charge for the property is £478.64 which includes building insurance, cleaning of communal areas and lighting of communal areas.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

