

## 40 Portland Mews Garnett Road West, Porthill, Newcastle, Staffordshire, ST5 8SD



**Leasehold Offers in excess of £105,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this duplex apartment situated in this highly regarded and well maintained development in Porthill. This property offers Upvc double glazing along with economy seven electric heating and in brief the accommodation comprises of entrance hall, lounge, fitted kitchen, bathroom and to the first floor a master bedroom. Externally the property is set on maintained grounds and allows for off road parking for a vehicle. The location is perfect for access to the A34 & A500 as well as being near to local shops, schools and amenities. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With two pendant light fittings, ceramic tiled flooring, economy seven electric storage heater, feature mirrored wall, door to built-in storage cupboard, stairs to first floor landing and doors to rooms including;



### LOUNGE AREA 4.70m maximum x 3.43m maximum (15'5" maximum x 11'3" maximum)

With Upvc double glazed patio doors to rear with Juliette balcony, Upvc double glazed window to rear, five spotlight fittings, Dimplex electric wall mounted heater, battery and mains smoke alarm, economy seven electric storage heater, feature tiled wall, TV aerial lead, power points and access to;



### **FITTED KITCHEN/DINING ROOM 3.81m maximum x 3.76m maximum (12'6" maximum x 12'4" maximum)**

With Upvc double glazed frosted windows to side and rear aspects, wall light fitting, three spotlight fittings, under cupboard lighting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, ceramic tiled work surface with built in sink unit with mixer tap above, space for fridge/freezer, plumbing for automatic washing machine, built in four ring ceramic hob unit with oven beneath and extractor hood above, ceramic tiled flooring and power points.



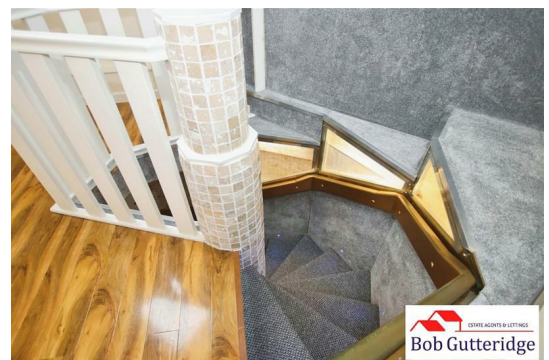
### **BATHROOM 3.40m maximum x 3.66m maximum (11'2" maximum x 12'0" maximum)**

With two Upvc double glazed frosted windows to front, five lamp light fittings, two spotlight fittings, extractor fan, a white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, freestanding bath unit with chrome mixer tap with shower attachment, ceramic wall tiling, ceramic tile floor tiling, wall mounted electric storage heater and door to built in storage cupboard providing ample domestic shelving storage space.



### **SPIRAL STAIRCASE**

The spiral staircase offers LED lighting, built in display cabinets and access to;



**MASTER BEDROOM 6.12m x 6.02m (20'1" x 19'9")**

With double glazed sky lights to front and rear, pendant light fitting, wall mounted electric night storage heater, modern wood effect laminate flooring, TV aerial lead, power points and built in storage cupboards providing ample domestic shelving and storage space.



**EXTERNALLY**



## MAINTAINED GROUNDS

This property is set on maintained grounds which offer allocated off road parking for a vehicle along with visitor parking, there is a bin store and a communal garden to the rear of the apartment.



## LEASEHOLD INFORMATION

Lease Start Date 13th February 1997

Lease End Date 1st January 2112

Lease Term 120 Years from 1st January 1992

Lease Term Remaining as of 8/5/2024 - 87 Years

Ground Rent £262.00 Per Annum (Reviewed Every 10 Years)

Service Charge £750.00 Per Annum - Reviewed Annually

## COUNCIL TAX

Band 'C' amount 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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

