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## 16, The Mews Moreton Parade, May Bank, Newcastle, Staffs, ST5 0TR



**Leasehold £90,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this first floor apartment situated in this ever popular and convenient May Bank location which is perfect for access to local shops, schools and amenities as well as offering good road links to the A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with electric heating and in brief the accommodation comprises of entrance lobby, spacious open plan lounge / diner, fitted kitchen, bathroom and a bedroom with fitted wardrobes. Externally the property is set on maintained grounds with an allocated off road parking space. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE LOBBY

With Upvc double glazed frosted front access door, economy seven electric night storage heater, pendant light fitting and stairs lead off to;

### OPEN PLAN LOUNGE / DINING 5.49m x 3.96m maximum measurements (18'0" x 13'0" maximum measurements)

With Upvc double glazed patio doors to side with inset lead pattern, Juliette balcony, Upvc double glazed windows to side aspects with inset lead pattern, artex to ceiling, coving, three lamp light fitting, wall light fitting, decorative dado rail, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), economy seven night storage heater, power points and multi-glazed door provides access to;



### INNER HALLWAY

With access to loft, coving to ceiling, smoke alarm and doors to further rooms including;

### **FITTED KITCHEN 2.44m x 1.83m (8'0" x 6'0")**

With Upvc double glazed window to side with inset lead pattern, three lamp light fitting, a range of base and wall mounted textured storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, integrated four ring ceramic electric hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, vinyl cushion flooring, plumbing for automatic washing machine, space for condenser dryer and power points.



### **BEDROOM 3.35m reducing to 2.72m x 2.92m (11'0" reducing to 8'11" x 9'7")**

With Upvc double glazed window to side with inset lead pattern, wall mounted electric heater, power points and built in wardrobes providing ample domestic hanging space and storage space.



### **BATHROOM 2.03m x 1.78m (6'8" x 5'10")**

With Upvc double glazed window to rear with inset lead pattern, a white suite comprising of built in WC, ceramic sink unit with taps above, panelled bath unit with Victorian style mixer tap with shower attachment, ceramic wall tiling, spotlighting, vinyl cushion flooring and wall mounted electric heater.



## EXTERNALLY



### **MAINTAINED GROUNDS**

This property is set on maintained grounds and offers an allocated parking space for a vehicle.

### **COUNCIL TAX**

Band 'A' 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 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 INFORMATION**

LEASE TERM: 120 YEARS FROM 1ST JANUARY 1987

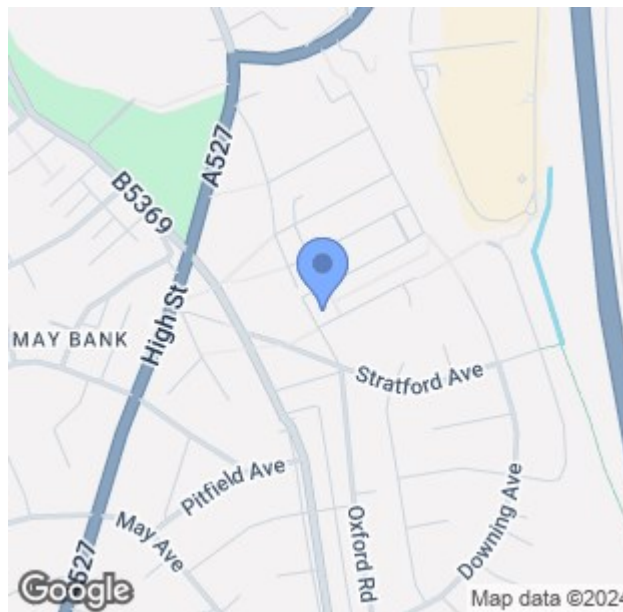
LEASE END DATE: 1ST JANUARY 2107

LEASE TERM REMAINING: 82 YEARS

GROUND RENT: £264.86 Per Annum

SERVICE CHARGE: £420.00 Per Annum

We recommended prospective purchasers make their own enquiries regarding up to date lease information and charges with the solicitor prior to purchase.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	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

