

Flat 45, Adlington House High Street, Wolstanton, Newcastle, Staffs, ST5 0HZ



Leasehold £90,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable second floor apartment situated on this ever popular and convenient Adlington development in Wolstanton. Designed for the over 55's these retirement apartments offers a luxury feel and the development offers potential purchasers a safe and relaxing environment with a communal lounge, subsidised restaurant, communal gardens, security entrance system and lifts providing access throughout the development. As you would expect this home offers electric heating along with Upvc double glazing and in brief the accommodation comprises of entrance hall, utility cupboard, spacious lounge / diner, modern fitted kitchen with built in appliances, two double bedrooms and a luxury fully tiled shower room. Externally the property offers communal gardens along with off road parking on a first come first serve basis. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

COMMUNAL ENTRANCE

This retirement development is entered through security doors where you are welcomed into the development by the house team. This particular property is located on the second floor which access is granted by a lift from the communal entrance.

ENTRANCE HALLWAY

With access door, spotlight fittings, security intercom system., walk in storage providing ample storage space, built in utility cupboard having plumbing for automatic washing machine and space for a condenser dryer. Access leads off to;



LOUNGE / DINER 6.93m x 3.51m max (22'9" x 11'6" max)

With Upvc double glazed window to front, two pendant light fitting, electric wall mounted heater, modern feature fire surround with built in electric fire, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), power points and access leads off to;



FITTED KITCHEN 2.59m max x 2.39m (8'6" max x 7'10")

With Upvc double glazed window to front, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, built in four ring electric hob unit with extractor hood above, stainless steel splashback, built in oven with microwave oven above, integrated dishwasher, integrated fridge/freezer, ceramic tiled flooring and power points.



BEDROOM ONE 3.84m to robes x 2.92m (12'7" to robes x 9'7")

With Upvc double glazed window to front, pendant light fitting, electric radiator, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO 4.50m max x 2.95m max (14'9" max x 9'8" max)

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



WET ROOM 2.44m x 1.93m (8'0" x 6'4")

A beautiful modern fully tiled wet room with inset feature tiling, a built in white suite comprising of dual flush WC, pedestal sink unit, walk in shower with thermostatic direct flow shower, wet room flooring with drainage and chrome towel radiator.



EXTERNALLY

COMMUNAL GROUNDS

This home is set on a delightful development which offers communal gardens which offer a peaceful retreat to relax with a cup of coffee. There is also off road parking on a first come first serve basis for residents and visitors.



AMENITIES

The community at Adlington House enjoys access to a range of communal facilities, including a comfortable lounge area for socialising with neighbours, as well as a subsidised restaurant that serves delicious meals at affordable prices.

LOCATION

Offering a convenient location on the high street close to amenities and travel links, Adlington House Wolstanton is the ideal place to enjoy a fulfilled retirement. With shops such as Asda, M&S and Dunelm Mill within easy reach and small independent shops, such as a floristry, furniture store, a clothing store and much, much more. The high street also boasts two GP practices, three pharmacies, an opticians and a post office

SOCIAL ACTIVITIES

More than simply a place to live, Adlington House Wolstanton residents have a committee that organises all the activities and outings throughout the year. These can include anything from cheese and wine evenings, French speaking classes, fashion show evenings, and quiz nights. Life can be as active or relaxing as you choose, but you'll certainly never be bored."

LEASEHOLD INFORMATION

LEASEHOLD 125 YEARS from 1st April 2014. PLEASE NOTE THIS PROPERTY IS FOR OVER 55's ONLY AND ANY PROSPECTIVE PURCHASERS WILL REQUIRE AN ASSESSMENT TO MAKE SURE OF THEIR ELIGIBILITY TO GO FORWARD WITH THE PURCHASE. THE PROPERTY IS ALSO LEASEHOLD THEREFORE ALL RESIDENTS LIVING AT ADLINGTON HOUSE CONTRIBUTE TO SERVICE AND WELL BEING CHARGES. WE UNDERSTAND THE CURRENT SERVICE CHARGE IS £383.61 PER MONTH AND A WELLBEING CHARGE OF £269.87 PER MONTH. WE HAVE A KEY FACTS DOCUMENT & WELLBEING INFORMATION AVAILABLE ON REQUEST. THIS IS ALSO AVAILABLE FROM RECEPTION AT ADLINGTON HOUSE

WELLBEING SERVICE

WELLBEING SERVICE "Adlington House, Wolstanton benefits from a wellbeing service which assesses and monitors the physical, emotional and spiritual wellbeing of all residents, to enable people to remain as independent as possible and to reduce the risk of social isolation and loneliness. Residents' personal wellbeing can change at different times and some residents may use the service more frequently than others."

COUNCIL TAX

Band 'D' amount payable to Newcastle under Lyme Borough Council/City of Stoke On Trent 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

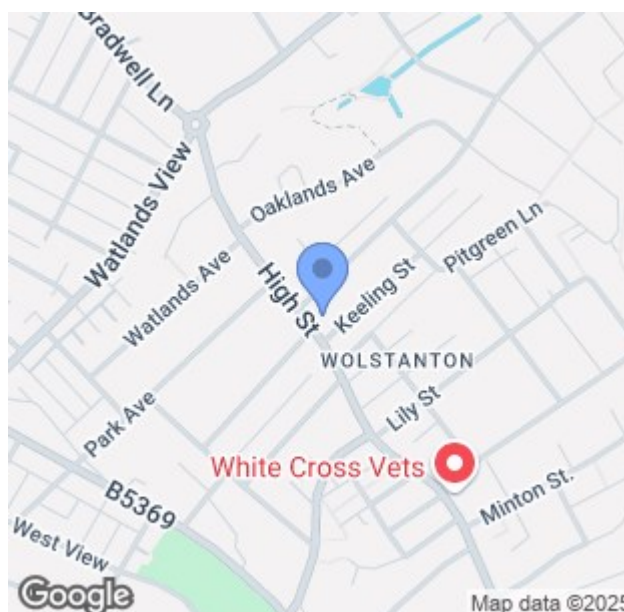
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 80 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

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

