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31 The Mount St.Georges, Off Second Avenue, Porthill, Newcastle, Staffordshire, ST5 8RB



Leasehold O.I.R.O. £107,500

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented first floor apartment situated in this leafy and popular Porthill location which provides ease of access to the A34 & 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 communal entrance lobby, entrance hall, "L" shaped fitted kitchen/lounge/diner, two bedrooms, en-suite shower room and a master bathroom. Externally the property is set on well maintained grounds and offers allocated off road parking for a vehicle. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

COMMUNAL ENTRANCE HALL

With part panelled part glazed access door and stairs leading to the first floor where apartment 31 can be located.

ENTRANCE HALL

With flat panelled access door with inset peep hole, electricity consumer unit, power point, coving to ceiling, pendant light fitting, battery and mains smoke alarm, electric wall mounted heater, intercom, door leads to airing cupboard housing a hot water cylinder, door to built in store and doors lead off to rooms including;

"L" SHAPED FITTED KITCHEN / LOUNGE / DINER 6.40 x 2.95 (21'0" x 9'8")

With Upvc double glazed patio doors to rear with inset lead pattern and stained glass, Juliet balcony, two Upvc double glazed windows to side with inset lead pattern, coving to ceiling, four pendant light fittings, electric storage heater, BT telephone point (Subject to usual transfer regulations), t.v. aerial point, power points, a range of base and wall mounted beech wood storage cupboards providing ample cupboard and drawer space, round edge work surface with stainless steel sink above, ceramic splash back tiling, built in cooker with hob and extractor above, built in fridge with small freezer compartment, built in washer / dryer and power points.

BEDROOM ONE 4.37 x 2.82 (14'4" x 9'3")

With two Upvc double glazed windows to rear with inset lead pattern, pendant light fitting, power points, wardrobes plus bedside cabinets, BT telephone extension, electric heater and door to;

EN-SUITE 1.85 x 1.35 (6'1" x 4'5")

With a white suite comprising of low level dual flush w.c., pedestal sink unit, built in shower unit with plasticised base unit and glazed door, ceramic splash back tiling with decorative border and pattern tile, electric shower, globe light fitting, extractor fan and electric shaver socket.

BEDROOM TWO 2.82 x 2.64 (9'3" x 8'8")

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting, telephone extension, four power points and electric wall heater.

MASTER BATHROOM 1.85 x 1.98 (6'1" x 6'6")

With a white suite comprising of low level w.c., pedestal sink unit, panelled bath unit with shower attachment above, ceramic splash back tiling with inset chrome border tile and inserts, vinyl cushion flooring, electric shaver socket, modern towel radiator and globe light fitting.

EXTERNALLY

MAINTAINED GROUNDS

The property is located on maintained grounds with off road parking allocated for one vehicle plus visitor spaces.

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.

LEASE INFORMATION

Lease Start Date: 22nd August 2004

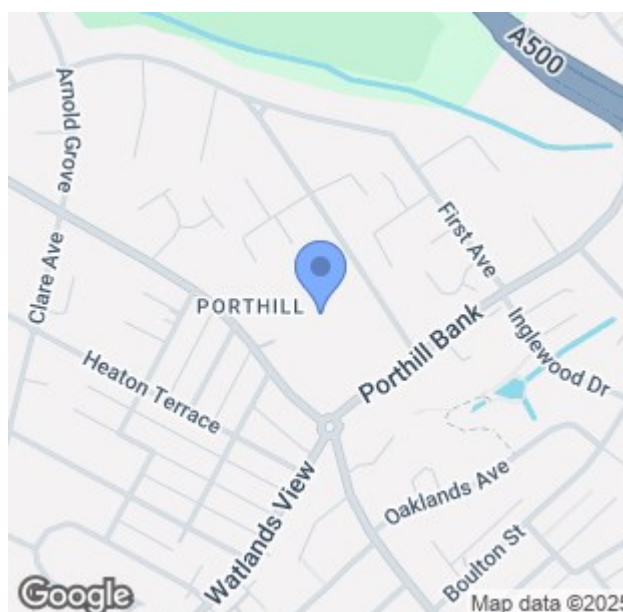
Lease End Date: 1st January 2129

Lease Term Remaining as of 4/12/2024 - 104 Years

Ground Rent £250.00 Per Annum

Service Charge Reviewed Annually

Service Charge £975.06



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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

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

