

## **Tudor Court, 5 Loring Road, Porthill, Newcastle, Staffs, ST5 8RR**



**Leasehold - Share of Freehold Offers in excess  
of £119 950**



Bob Gutteridge Estate Agents are delighted to bring to the market this well appointed ground floor apartment situated on this highly regarded and well maintained development in Porthill which provides ease of access to local shops, schools and amenities as well as providing good road links to the A34 and A500. This property is enhanced with the modern-day comforts of Upvc double glazing along with electric heating and in brief the accommodation comprises of entrance lobby, lounge/dining room, fitted kitchen, two bedrooms and a shower room. Externally the property is set on beautifully maintained grounds and also has the advantage of allocated off road parking for a vehicle plus a brick garage. We can also confirm this property is being sold with the advantage of No Vendor Chain !

### ENTRANCE LOBBY

With Upvc double glazed frosted side access door with inset lead pattern and stained glass, enclosed light fitting, oak effect flooring and access off to;

### LOUNGE/DINING ROOM 3.81m x 3.73m (12'6" x 12'3")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, wall mounted electric heater, TV aerial connection point, feature fire surround with built in coal effect electric fire, TV aerial socket, BT telephone point (subject to usual transfer regulations), wood effect laminate flooring, power points, door to understairs storage cupboard and doors to rooms including;



### FITTED KITCHEN 2.08m x 2.39m (6'10" x 7'10")

With Upvc double glazed window to rear, artex to ceiling, coving, 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 bowl and a half porcelain sink unit with chrome mixer tap above, space for freestanding electric cooker, plumbing for automatic washing machine, ceramic splashback tiling, electricity consumer unit, oak effect laminate flooring and power points.



### INNER PASSAGE

With smoke alarm, coving to ceiling, wood effect laminate flooring, and doors to rooms including;

**BEDROOM ONE (FRONT) 3.81m x 2.62m (12'6" x 8'7" )**

With Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, built in double wardrobes providing ample domestic hanging and storage space with over-bed storage, wall mounted electric heater, beech wood effect laminate flooring and power points.



**BEDROOM TWO 2.62m x 2.11m (8'7" x 6'11")**

With Upvc double glazed French doors to rear, coving to ceiling, pendant light fitting, wall mounted electric heater, beech wood effect laminate flooring and power points.



**SHOWER ROOM 2.08m x 2.36m (6'10" x 7'9")**

With UPVC double frosted window to rear, coving to ceiling, enclosed light fitting, a built-in suite comprising of WC, sink unit, walk-in double shower enclosure with Mira Jump electric shower, ceramic half wall tiling, wall mounted electric heater, wood effect laminate flooring and door to built-in airing cupboard housing the copper hot water cylinder.



**EXTERNALLY**

**MAINTAINED GROUNDS**

This well appointed ground floor apartment is situated on a decently maintained development which offers communal gardens to the front of the property along with access to the rear where a patio and seating area can be located. This property also comes with the benefit of an allocated parking space along with a brick garage.



**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 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.

## SHARE OF FREEHOLD - LEASEHOLD INFORMATION

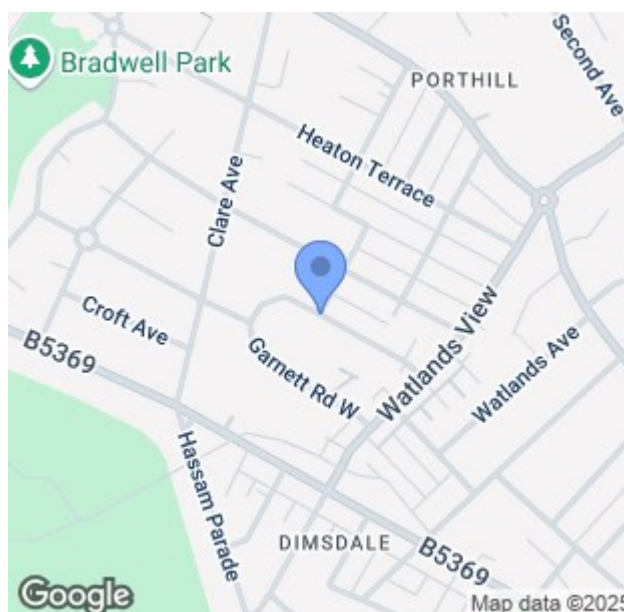
Leasehold - Service Charge - £904.28

Initial Lease Term - 120 Years From 1989

Lease Term Remaining - 84 Years

Lease Term End Date - 2109

Share Of Freehold - No Ground Rent



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 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

