

## Flat 12, Adlington House High Street, Wolstanton, Newcastle, Staffs, ST5 0HZ



**Leasehold £150,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious and desirable ground floor apartment situated on this ever popular Adlington House development in Wolstanton which provides ease of access to the High Street where local shops, schools and amenities can be located. This desirable over 55's development offers many amenities to include a hair salon, on site restaurant, car parking (first come first serve basis), 24 hour call system, activities room, guest suite, housing manager and a residents lounge. The property offers electric heating along with Upvc double glazing and in brief the accommodation comprises of entrance hall, spacious lounge/dining room, modern fitted kitchen with built in appliances, two bedrooms, master bathroom and separate shower room. Externally the property offers maintained grounds with a communal garden area. This property is also being sold with the added benefit of NO VENDOR CHAIN !

### **COMMUNAL ENTRANCE**

Access to the development is via an intercom system with electronic doors offering security and peace of mind at all times. The communal entrance offers access to the restaurant, salon and communal areas.

### **ENTRANCE HALL**

With part panelled front access door with inset peep hole and door assist, heat detector, four spotlight fittings, Intercom, BT telephone point (subject to usual transfer regulations), two power points and door to;



### **BUILT IN STORAGE CUPBOARD**

With pendant light fitting, electricity consumer unit plus meter, mains pressure water storage heater and ample domestic storage space.

### **BUILT IN UTILITY CUPBOARD**

With pendant light fitting, plumbing for automatic washing machine, power points and ample domestic shelving and storage space.



**OPEN PLAN LOUNGE / DINING ROOM 6.93m x 3.43m reducing in dining area to 2.16m (22'9" x 11'3" reducing in dining area to 7'1")**  
With Upvc double glazed patio doors to rear, two three lamp light fittings, wall mounted electric fire, TV aerial connection point, BT telephone point (subject to usual transfers regulations), wall mounted electric heater, power points and access off to;



**FITTED KITCHEN 2.39m x 1.93m plus recess (7'10" x 6'4" plus recess)**  
With Upvc double glazed window to rear, three spotlight fittings, heat detector, positive air flow vent, a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring electric ceramic hob unit with extractor hood above, stainless steel splashback, built in Zanussi fan assisted oven with AEG built in microwave above, integrated fridge/freezer, integrated slimline dishwasher, spurs for appliances, ceramic tiled flooring and power points.



### **BEDROOM ONE 4.50m x 2.77m plus door recess (14'9" x 9'1" plus door recess)**

With Upvc double glazed window to rear, pendant light fitting, wall mounted electric heater, TV aerial connection point, power points, sliding wardrobe door reveals built in wardrobe providing ample domestic hanging space and storage space.



### **WALK IN WET-ROOM 2.51m x 1.83m (8'3" x 6'0")**

With three LED spotlight fittings, positive air flow vent, fully tiled in modern wall ceramics with inset feature tile works, wet-room flooring, modern chrome towel radiator, a white suite comprising built in dual flush WC, pedestal sink unit with chrome mixer tap above, medicine cabinet and thermostatic direct flow shower.



### **BEDROOM TWO 3.86m x 3.10m plus door recess (12'8" x 10'2" plus door recess)**

With Upvc double glazed window to rear, pendant light fitting, wall mounted electric heater and power points.



### **FULLY TILED LUXURY BATHROOM 2.51m x 1.68m (8'3" x 5'6" )**

With three LED spotlight fittings, positive air flow vent, fully tiled in modern wall ceramics with inset feature tile works, a white suite comprising built in dual flush WC, pedestal sink unit with chrome mixer tap above, "P" shaped bath/shower unit with curved glazed shower screen, mixer tap with shower attachment, modern chrome towel radiator, ceramic tiled flooring and wall mounted mirrored medicine cabinet.



EXTERNALLY



BALCONY

This property offers an enclosed balcony offering a peaceful place to sit and unwind.





## MAINTAINED GROUNDS

This property is set on beautiful maintained grounds which offers off road parking on first come first serve basis. There is a communal garden offering a tranquil place to sit and relax with a variety of seating area.



## SERVICE CHARGE

£688.87 per month. This covers communal cleaning and maintenance, external window cleaning, water and sewerage, buildings insurance and estate management. It includes the costs of heating, lighting and water for the communal areas and water for the apartments. MHA does not receive any incentives from suppliers for services paid for through the service charge. This also covers the duty officer role, which provides 24-hour staffing.

## YOUR LOCAL COMMUNITY

Adlington House in Wolstanton, Newcastle-under-Lyme, is ideally situated to provide residents with convenient access to a variety of local amenities. The development is located on the high street, placing residents within easy reach of numerous shops, including Asda, M&S, and Dunelm Mill, as well as small independent stores such as a floristry, furniture store, and clothing shop. This proximity ensures that daily necessities and leisure shopping are readily accessible.

Healthcare services are conveniently located near Adlington House. The high street boasts two GP practices, three pharmacies, an optician, and a post office, ensuring that residents have easy access to essential medical and postal services.

Transportation options are abundant, with local bus routes connecting residents to nearby towns and villages. Additionally, a local train station provides further travel opportunities, making it convenient for residents to explore the surrounding areas, whether they own a car or not.

## **LIVING AT ADLINGTON HOUSE**

Adlington House in Wolstanton, Newcastle-under-Lyme, offers the perfect blend of independence and community living, providing all the privacy of your own front door alongside the benefits of a friendly and welcoming environment. With a range of thoughtfully designed facilities and amenities, it's a development that makes retired life both easy and enjoyable.

The development features 64 one-, two-, and three-bedroom apartments available to purchase on a leasehold basis, creating a diverse and vibrant community of like-minded residents aged 55 and over. The modern apartments are tailored to meet your needs, providing a comfortable and stylish home that complements your lifestyle.

Conveniently located on Wolstanton High Street, Adlington House places a wealth of amenities within easy reach. Residents can enjoy shopping at Asda, M&S, and Dunelm Mill, as well as exploring independent stores such as a floristry, furniture shop, and clothing boutique. Essential services are also close by, with two GP practices, three pharmacies, an optician, and a post office all situated on the high street. With excellent travel links and everything you need right on your doorstep, Adlington House is the ideal place to embrace a fulfilling and carefree retirement.

## **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.

## **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."

## **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."

## **TENURE**

Leasehold – 125 years from and including 1st May 2014

## **COUNCIL TAX**

Band 'D' 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 !

## **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.

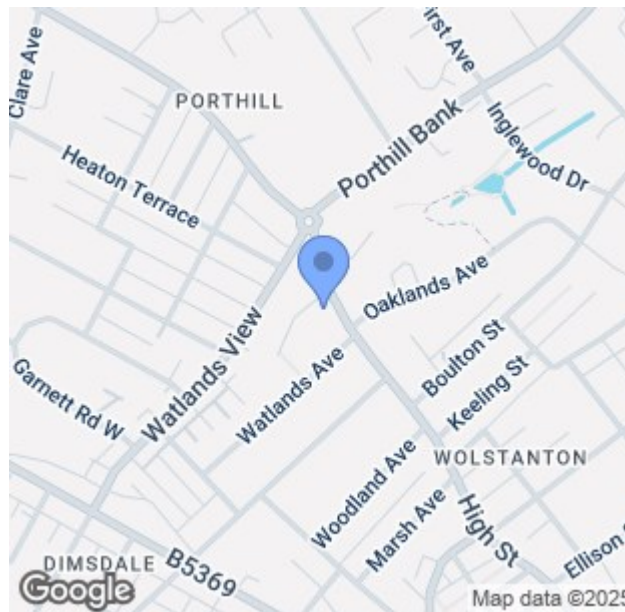
## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

