

## 6, Faulds Court James Street, Wolstanton, Newcastle, Staffs, ST5 0FA



**Leasehold Offers in excess of £110,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and beautifully presented first floor apartment situated on this ever popular and convenient Faulds Court development in Wolstanton. The property is a short stroll from the High Street where local shops, schools and amenities can be located as well as good access roads to the A500 and Festival Park. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of communal entrance, entrance hall, spacious open plan fitted kitchen/lounge/diner, two bedrooms and a master bathroom. Externally the property is set on beautifully maintained grounds and offers an allocated parking space. We can also confirm that this apartment is being sold with the added benefit of NO VENDOR CHAIN !

### COMMUNAL ENTRANCE

With intercom system, steps lead to the first floor where access to number 6 can be located.



### ENTRANCE HALL

With flat panelled front access door with inset peephole, pendant light fitting, electricity consumer unit, BT telephone point (Subject to usual transfer regulations), panelled radiator, power points, coat hooks and access leads off to;



**OPEN PLAN FITTED KITCHEN / LOUNGE / DINER 5.36m reducing to 4.83m x 4.42m maximum (17'7" reducing to 15'10" x 14'6" maximum)**

With two Upvc double glazed windows to front, four spotlight fittings, heat detector, two pendant light fittings, panelled radiator, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), Honeywell thermostat, a range of base and wall mounted walnut effect storage cupboards providing ample domestic cupboard and draw space, round edge work surface in granite effect with built in four ring gas hob unit with oven beneath plus extractor hood above, built in stainless steel sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for under counter fridge, ceramic splash back tiling with decorative dado tile, intercom and doors to rooms including;



**BEDROOM ONE 3.78m x 2.87m (12'5" x 9'5")**

With Upvc double glazed French doors to front with Juliet balcony, pendant light fitting, TV aerial connection point, BT telephone point, panelled radiator and power points.



**BEDROOM TWO 2.84m x 2.79m (9'4" x 9'2")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points, bifold door reveals built in boiler cupboard housing a Biasi gas combination boiler providing the domestic hot water and central heating systems.



**MASTER BATHROOM 2.29m x 1.75m (7'6" x 5'9")**

With enclosed light fitting, ceramic half wall tiling with decorative glazed border tile, a white suite comprising of low level dual flush WC, pedestal sink unit, "P" shaped bath/shower unit with curved glazed shower screen and mixer tap with shower attachment, panelled radiator and vinyl cushion flooring.



**EXTERNALLY**

**COMMUNAL GROUNDS**

This property is set on a landscaped and highly regarded development which offers allocated off road parking for a vehicle and mature gardens.

**ALLOCATED OFF ROAD PARKING**

Allocated parking for a vehicle and visitor spaces available.

**LEASEHOLD INFORMATION**

Ground Rent In Advance - £55.00 Per Annum  
Service Charge - £696.44 Per Annum 25/26 Reviewed Annually  
Lease Start Date - 21st June 2007  
Lease Term 125 Years from 1st May 2006  
Lease End Date - 1st May 2131  
Lease Term Remaining 105 Years

**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**

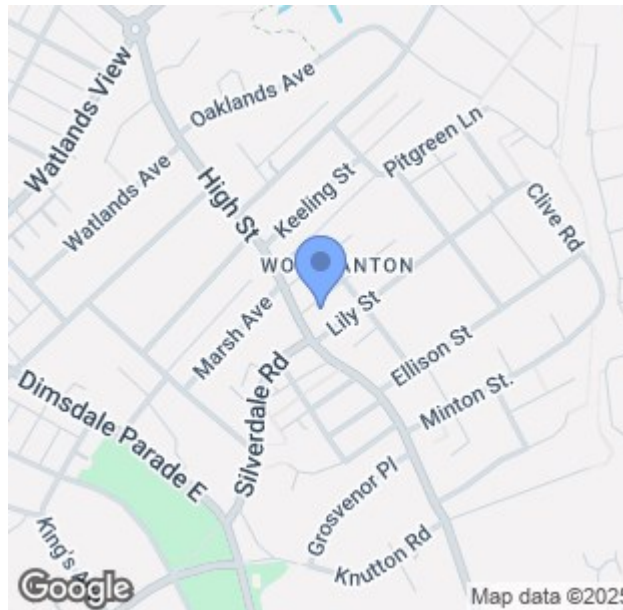
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

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



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



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

