

Parklands, Apartment 11 Second Avenue, Porthill, Newcastle, Staffordshire, ST5 8RN



Leasehold Offers in excess of £99,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious apartment situated on this desirable development in this leafy Porthill location. This up to date apartment is conveniently located for access to the village of Wolstanton where local shops, schools and amenities can be located as well as providing good road links 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 entrance hall, spacious open plan lounge / fitted kitchen / dining room, two bedrooms, master bathroom and an en-suite shower room off the master bedroom. Externally the property is situated on maintained grounds and offers allocated off road parking for a vehicle. Viewing of This Desirable Apartment Is A Must !

ENTRANCE LOBBY

With front access door, two pendant light fittings, coving to ceiling, electric storage heater, power points, two storage cupboards providing ample domestic storage space, electric immersion heater providing hot water systems and doors leading off to rooms including;



OPEN PLAN FITTED KITCHEN / LOUNGE / DINER 6.93m maximum x 3.00m (22'8" maximum x 9'10")

With Upvc double glazed windows to front, side and rear aspects, pendant light fitting, four spotlight fittings, coving to ceiling, electric storage heater, TV aerial connection point, power points, ADSL / phone line (Subject to usual transfer regulations), a range of base and wall-mounted matching 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 Beko electric fan assisted oven, built-in Teka four-ring electric hob unit with extractor hood above, built-in fridge/freezer, built-in dishwasher, plumbing for automatic washing machine, access to water meter, stop water tap, built-in wine rack, ceramic splashback tiling and power points.



BEDROOM ONE 3.35m x 3.02m (11'0" x 9'11")

With Upvc double glazed window to front aspect; pendant light fitting, electric heater, power points, BT Openreach connection point (Subject to usual transfer regulations), TV aerial connection point, power points and door leads off to;



EN-SUITE SHOWER ROOM 1.63m x 1.35m (5'4" x 4'5")

With two spotlight fittings, wall-mounted electric heater, tile-effect vinyl cushion flooring, a white suite comprising of low-level dual flush WC, pedestal sink unit with mixer tap above, glazed corner shower unit with thermostatic shower, half wall ceramic tiling, aqua boarding to shower and a wall-mounted heated electric towel radiator.



BEDROOM TWO 3.58m x 1.78m (11'9" x 5'10")

With Upvc double glazed window to front aspect, pendant light fitting, wall-mounted electric heater, ADSL / phone line connection and power points.



MASTER BATHROOM 1.85m x 1.70m (6'1" x 5'7")

With Upvc double glazed frosted window to rear aspect, two spotlight fittings, extractor fan, wall-mounted electric heater, wall-mounted heated towel radiator, vinyl cushion flooring, half wall ceramic tiling, a white suite comprising of low-level dual flush WC, pedestal sink unit and panelled bath unit with mixer tap above.



EXTERNALLY

MAINTAINED GROUNDS

This property is set on well kept maintained grounds with a host of greenery along with an allocated off road parking space for a vehicle plus a communal bin store.



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.

LEASEHOLD INFORMATION

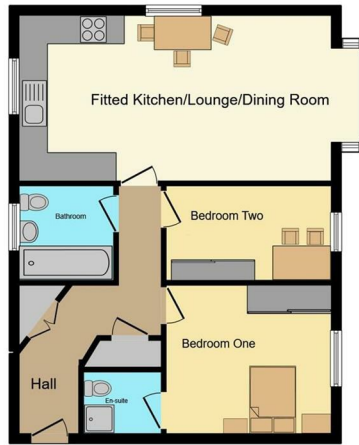
The lease started 29th June 2006 and expires 1st August 2131

Initial lease term 125 years

Remaining lease - 106 years

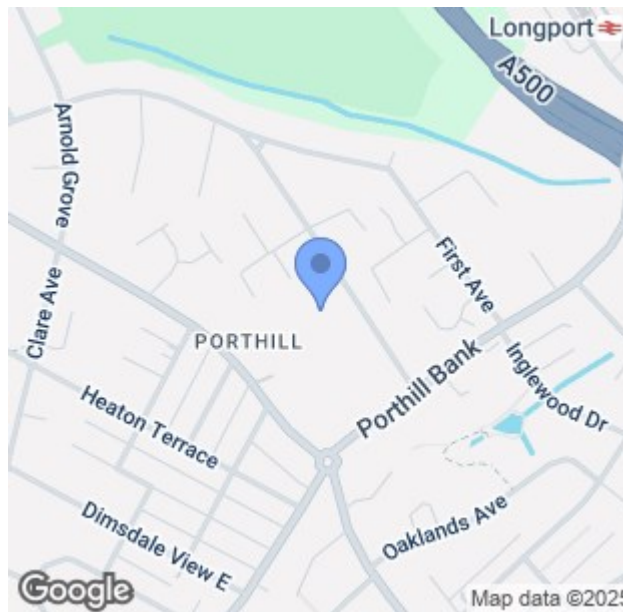
Ground Rent £150 per annum

Maintenance - £160.00 per month



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 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