



Adlington House | Wolstanton | Newcastle | ST5 0HZ

£120,000

This spacious second floor luxury retirement property is set within the sought after Adlington House development. This modern retirement development offers an independent lifestyle with 24-hour on site care and a fantastic range of on site facilities with lifts to all floors, secure video entry system, private residents parking and attractive landscaped communal gardens. The accommodation comprises, entrance hall, lounge/diner, fitted kitchen, two bedrooms and a wet room. The property is also conveniently situated close to local amenities, commuter and transport networks. Viewings are strongly recommended to appreciate what this property has to offer.



Property Description

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ENTRANCE HALL

Entrance door, spacious walk in storage cupboard and built in storage cupboard with plumbing for washing machine and space for a dryer.

LOUNGE/DINER

22' 9" x 11' 3" (max) (6.93m x 3.43m) Electric fire with feature surround, television point, radiator and upvc double glazed window.

KITCHEN

8' 6" (max) x 7' 10" (2.59m x 2.39m) Fitted base units drawers and matching wall mounted cupboards, work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven, hob and extractor fan. Integral dishwasher and fridge freezer, tiled floor and upvc double glazed window.

MASTER BEDROOM

14' 10" (max) x 9' 8" (max) (4.52m x 2.95m) Radiator and upvc double glazed window.

BEDROOM TWO

12' 7" x 9' 7" (3.84m x 2.92m) Built in wardrobe with sliding mirror doors, radiator and upvc double glazed window.

WET ROOM

Walk in shower cubicle with wall mounted mixer shower, pedestal wash hand basin and low level w/c. Heated towel rail, and tiled walls.

EXTERIOR

Communal landscaped gardens and private residents car parking.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

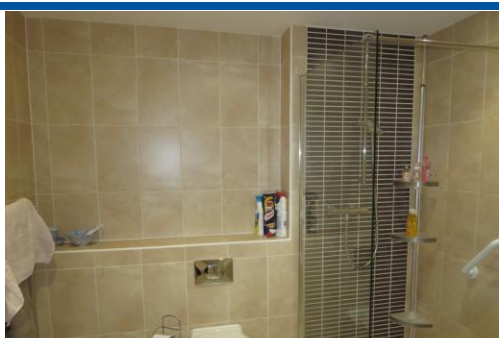
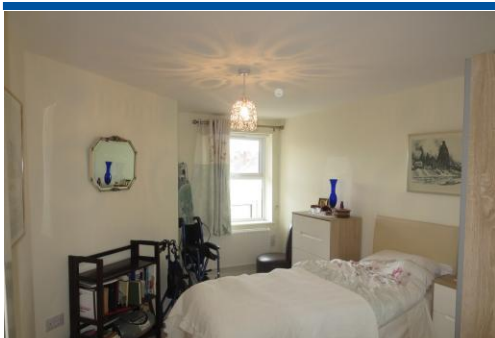
To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31

Agents Notes

This is a Leasehold Property
Lease Term 125 yrs from 2014

Service Charge £653.48 a month. This includes the
Wellbeing charge of £269.87



Tenure

Leasehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

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Staffordshire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements