



Castleridge | Newcastle | Staffordshire | ST5 2TT

£125,000

This deceptively spacious three bedroom first floor apartment is situated in a pleasant courtyard of similar properties on the periphery of Newcastle town centre. Local amenities, transport and commuter networks are all within easy reach. The accommodation comprises, entrance hall, spacious lounge, dining area, kitchen, master bedroom with en-suite, two further bedrooms and a bathroom. Gas central heating, upvc double glazing, parking and attractive communal gardens. No upward chain, viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Upvc double glazed entrance door and staircase leading to the apartment.

LOUNGE

21' 8" x 12' 1" (6.6m x 3.68m) Electric fire with feature hearth and surround, television point, radiator, coving to ceiling, upvc double glazed windows to the front elevation and archways leading to the kitchen and dining area.

KITCHEN

7' 11" x 5' 11" (2.41m x 1.8m) Fitted base and wall units, work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Built-in electric oven, hob and extractor fan. Plumbing for a washing machine and upvc double glazed window to the rear elevation.

DINING AREA

10' 6" (max) x 5' 7" (max) (3.2m x 1.7m) Radiator and upvc double glazed window to the rear elevation.

MASTER BEDROOM

18' x 9' 1" (5.49m x 2.77m) Built in wardrobe, loft access, two radiators and upvc double glazed windows to the side and rear elevations.

ENSUITE

Three piece suite comprising panelled bath with shower attachment, wall mounted wash hand basin and low level w/c. Heated towel rail and upvc double glazed window to the rear elevation.

INNER HALLWAY

Built-in storage cupboard, radiator and doors leading to bathroom and bedrooms two and three.

BEDROOM TWO

9' 1" (to wardrobe) x 8' 5" (2.77m x 2.57m) Fitted wardrobe with sliding mirror doors, electric wall heater and upvc double glazed window to the front elevation.

BEDROOM THREE

8' 3" x 7' 9" (2.51m x 2.36m) Radiator and upvc double glazed window to the side elevation.

BATHROOM

Three piece suite comprising panelled bath with shower attachment, vanity wash hand basin and low level w/c. Heated towel rail and upvc double glazed window to the side elevation.

EXTERIOR

Attractive well maintained communal gardens and parking.

AGENTS NOTES

This is a leasehold property with 993 years remaining on a 999 year lease from 2014. Castleridge Management Company Ltd own the freehold and this sale includes 2 of the 14 shares in the management company. Further details of the lease are available on request at our Newcastle office, Tel 01782 622 677.

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



Tenure

Leasehold

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

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Newcastle

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 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