

## The Mount St. Georges, Flat 5 Second Avenue, Porthill, Newcastle, Staffs, ST5 8RB



**Leasehold £107,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable apartment situated on this well maintained development in Porthill which provides ease of access to the A34 & A500 as well as providing good road links to Wolstanton where local shops, schools and amenities can all be located. This smartly presented apartment offers Upvc double glazing along with electric heating and in brief the accommodation comprises of entrance hall, spacious lounge / diner / fitted kitchen, two bedrooms with an en-suite off the master bedroom and a bathroom. Externally this property is set on maintained grounds and comes with two allocated off road parking spaces. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With timber front access door, four lamp spotlight fitting, wall mounted electric storage heater, electricity consumer unit, door to two built-in airing cupboard housing hot water cylinder with immersion heater providing the domestic hot water systems, door to built-in store, security intercom and doors leading off to;



### LOUNGE / DINER / FITTED KITCHEN 7.90m x 2.95m (25'11" x 9'8")

With Upvc double glazed patio doors to elevated front aspect, two Upvc double glazed windows to side aspect, two four lamp spotlight fittings and two pendant light fittings, coving to ceiling, wall mounted electric storage heater, wood laminate flooring, a range of base and wall mounted storage cupboards providing ample domestic storage space, round edge worktop, built-in stainless steel sink unit with mixer tap above, built-in Beko electric fan oven, built-in four ring electric hob with extractor hood above, white ceramic splashback tiling, space for fridge/freezer, space for automatic washing machine, and power points.



### **BEDROOM ONE 3.05m x 3.78m (10'0" x 12'5")**

With Upvc double glazed window to front, three lamp spotlight fitting, wall mounted electric heater, telephone line / ADSL connection point, Virgin Media connection point (subject to usual transfer regulations), power points and door leading off to;



### **EN-SUITE SHOWER ROOM 1.73m x 1.45m (5'8" x 4'9")**

With enclosed light fitting, extractor fan, wall-mounted Dimplex electric towel rail, a white suite comprising low level dual flush WC, pedestal sink unit, corner glazed shower unit with thermostatic direct flow shower, ceramic floor tiling, white surrounding splashback tiling and electric shaver socket.



### **BEDROOM TWO 2.72m x 2.01m (8'11" x 6'7")**

With Upvc double glazed window to front, pendant light fitting, fitting for electric wall mounted heater, wood laminate flooring and power points.



## **BATHROOM 1.96m x 1.93m (6'5" x 6'4")**

With enclosed light fitting, extractor fan, black ceramic tiled flooring, white ceramic splashback tiling, Dimplex electric heated towel rail, a white suite comprising low-level dual flush WC, pedestal sink unit, panel bath unit with mixer tap above and electric shaver power point.



## **EXTERNALLY**

### **MAINTAINED GROUNDS**

This apartment is set on beautifully maintained grounds which offers a bike and bin store along with off road parking for two vehicles along with visitor spaces.



## **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 property is a leasehold apartment and annual charges are as follows;

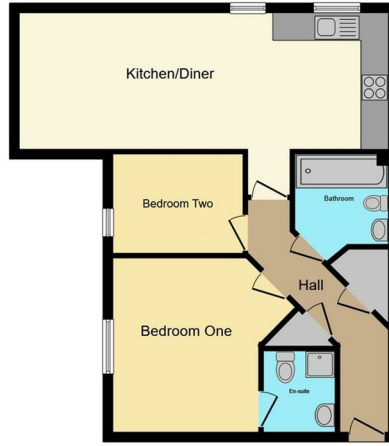
Ground Rent is £250.00 Annually.

Services Charge for 25/26 is £975.06 - Reviewed Annually

Lease Start Date: 4th July 2004

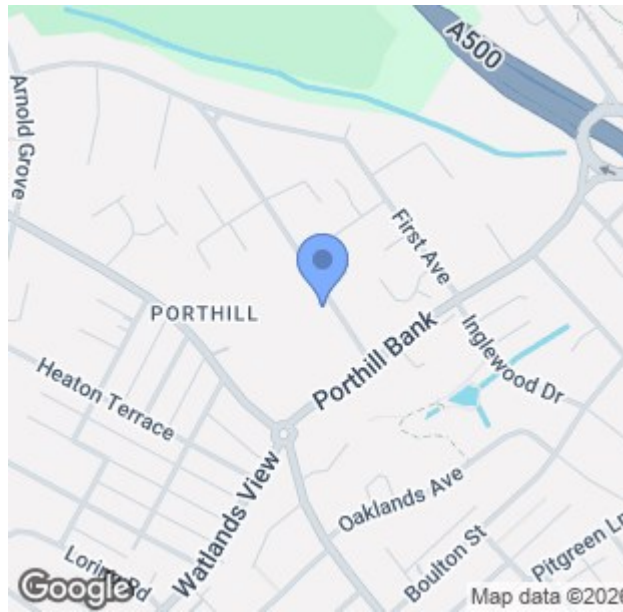
Lease End Date: 1st January 2129

Years Remaining: 102



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	84 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

