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ESTATE AGENTS & LETTINGS
Bob Gutteridge

Flat 10, The Mount St. Georges Second Avenue, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8RB

Leasehold £99,950

Bob Gutteridge Estate Agents are pleased to offer to the market this desirable investment opportunity, situated on the highly regarded The Mount, St George's development in Porthill. The property is currently tenanted and generating a rental income of £775 per calendar month, making it an ideal addition to an investment portfolio. The apartment benefits from the modern-day comforts of Upvc double glazing together with electric heating. In brief, the accommodation comprises an entrance hall, spacious open-plan lounge/dining room/fitted kitchen, two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate bathroom. Externally, the property is set within well-maintained communal grounds and benefits from an allocated off-road parking space together with a communal bin store. Ideally situated in the popular residential location of Porthill, the property provides excellent access to the A34 and A500, whilst also being conveniently located for local shops, schools, and amenities.

Viewing is highly recommended to fully appreciate the accommodation, convenient location, and excellent investment opportunity this apartment has to offer.

ENTRANCE HALLWAY 3.66m x 0.99m (12'0" x 3'3")

With timber front access door, pendant light fitting, loft access, smoke alarm, coving to ceiling, wall-mounted Dimplex electric heater, electricity consumer unit, intercom system, built-in storage cupboard providing ample domestic storage space, built-in airing cupboard housing a Redring hot water cylinder providing the domestic hot water systems. power points and doors leading off to;

FITTED KITCHEN / LIVING ROOM 6.58m x 5.36m (21'7" x 17'7")

With Upvc double glazed windows to side, Upvc patio doors to rear, four pendant light fittings, wall-mounted storage heater, coving to ceiling, Openreach connection point (subject to usual transfer regulations), TV aerial connection point, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, granite worktop, built-in Indesit fan-assisted electric oven with four-ring hob above and extractor hood above, built-in stainless steel bowl and a half sink unit with mixer tap above, ceramic splashback tiling, integrated fridge/freezer, space for automatic washing machine, wood effect laminate flooring and power points.

BEDROOM ONE 4.39m x 3.07m maximum (14'5" x 10'1" maximum)
With two Upvc double glazed windows to rear, pendant light fitting, wall-mounted electric room heater, power points and door leading off to;

EN SUITE SHOWER ROOM 1.35m x 1.88m (4'5" x 6'2")
With enclosed light fitting, extractor fan, vertical towel radiator, a white suite comprising low-level dual flush WC, pedestal sink unit, glazed shower enclosure with Triton T80 electric shower unit, white ceramic splashback tiling, wood effect laminate flooring and dual voltage shaver socket.

BEDROOM TWO 2.82m x 2.64m (9'3" x 8'8")

With Upvc double glazed window to rear, pendant light fitting, wall-mounted electric room heater and power points.

BATHROOM 1.96m x 1.85m (6'5" x 6'1")

With enclosed light fitting, extractor fan, wall-mounted electric towel radiator, a white suite comprising low-level dual flush WC, pedestal sink unit, panel bath unit with mixer tap and separate handheld shower attachment above, white ceramic splashback tiling, marble effect splashback, vinyl cushion flooring and dual voltage shaver 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 a vehicle 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 or 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

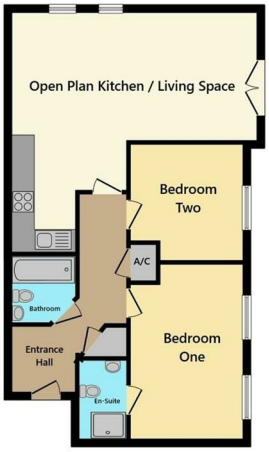
Main services of electricity, water and drainage are connected.

VIEWING

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

LEASEHOLD INFORMATION

Second Avenue, Newcastle-under-Lyme



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

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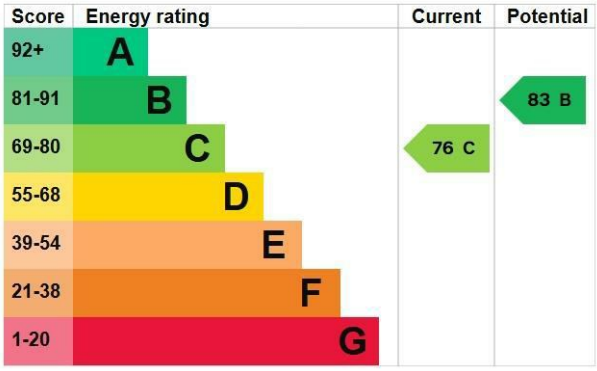

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

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