



15 Crofters Court

ST5 7LT

Guide Price £110,000



STEPHENSON BROWNE

A Stunning One-Bedroom Ground Floor Apartment with Exceptional Countryside Views

This exquisite one-bedroom ground floor apartment offers a rare combination of modern luxury and serene rural living. The apartment features a generously sized double bedroom with access to a handy understairs storage room, and a contemporary bathroom complete with a spa Jacuzzi bath, perfect for relaxing in style.

The living room is a beautifully bright space, flowing effortlessly onto a wraparound balcony with panoramic views over rolling fields and the iconic Mow Cop, creating the perfect setting for outdoor entertaining or tranquil mornings with a coffee. The modern kitchen is equipped with a sleek electric hob and oven, offering both functionality and style.

A rare highlight of this property is the versatile outbuilding, currently used as a home office/workshop. It features large windows capturing the stunning countryside vistas, electric points, and a separate fuse box from the main apartment, making it an ideal space for work, hobbies, or creative pursuits.

Externally, the apartment benefits from designated parking for one car and a lawned area to the side, enhancing the sense of space and privacy.

Financial Information:

Ground Rent: £400 per year, paid in two 6-monthly instalments of £200. Next payment due March 2026.

Maintenance Charge: £780 per year, paid in two instalments of £390.

Council: Newcastle-under-Lyme Borough Council

Tenure: Leasehold
Council Tax Band: A



Ground Floor Apartment

Kitchen

8'8" x 6'8"

Living Room

12'9" x 11'11"

Bedroom One

11'11" x 9'1"

Bathroom

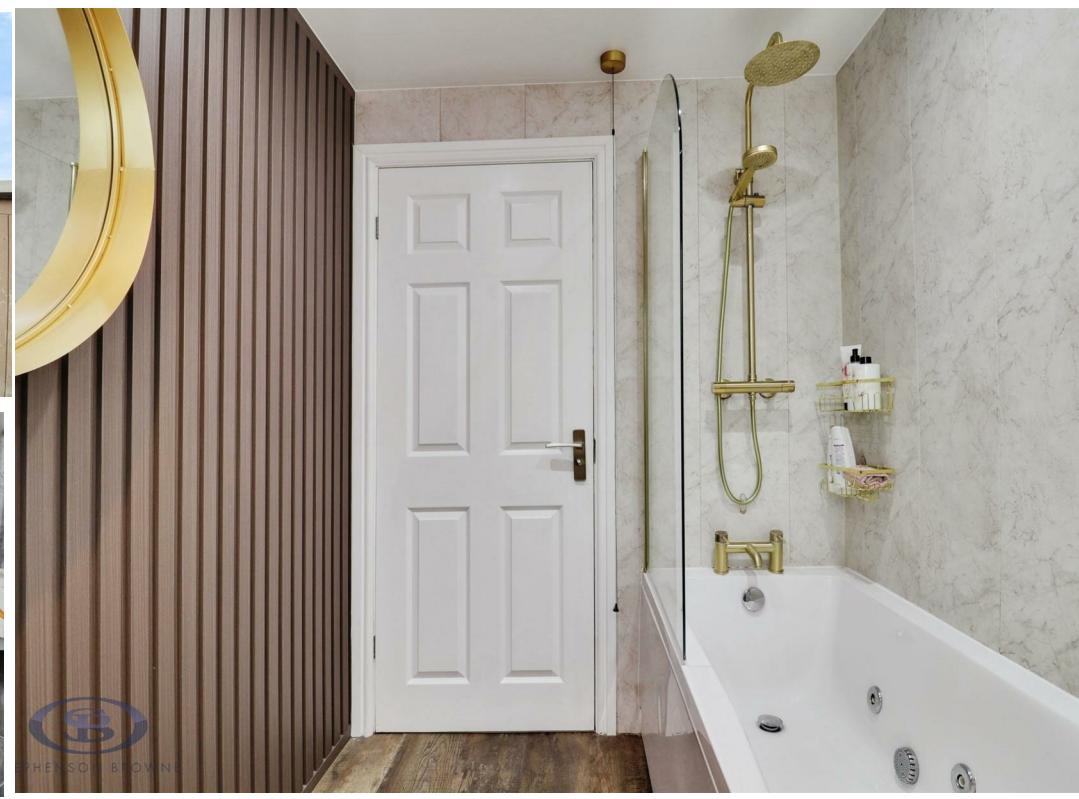
5'6" x 8'3"

Outbuilding

7'10" x 15'8"

Stephenson Browne AML Disclosure

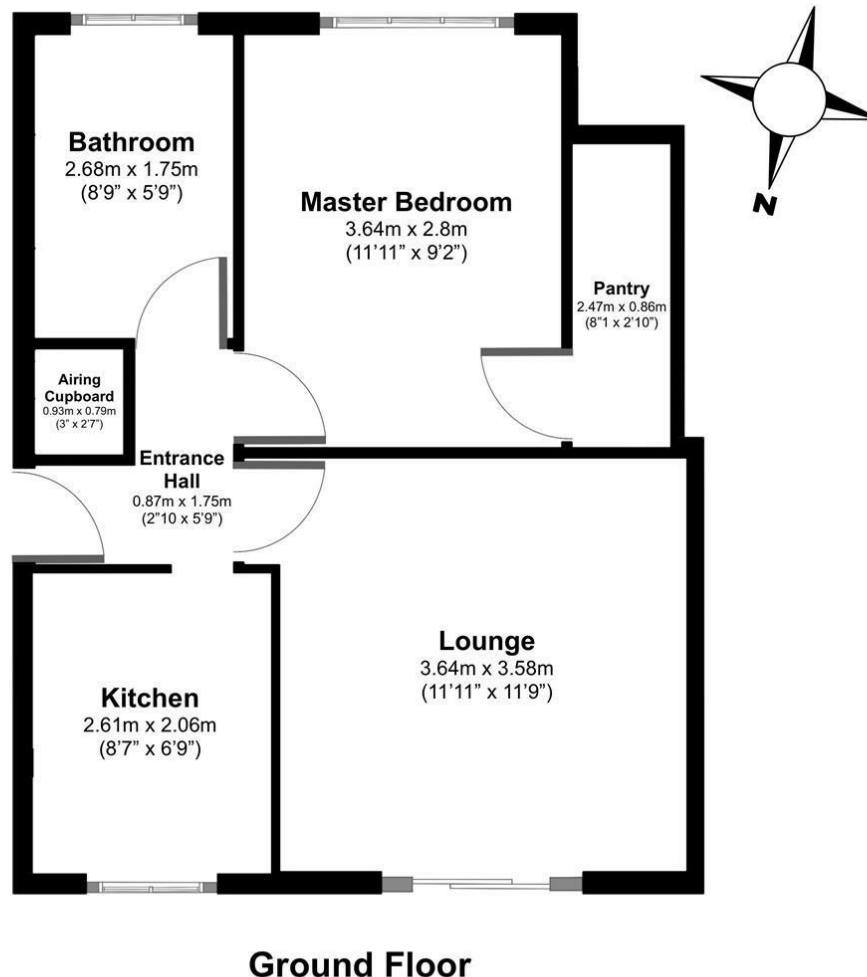
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- Spacious One-Bedroom Ground Floor Apartment
- Double Bedroom with Understairs Storage
- Contemporary Bathroom with Spa Jacuzzi Bath
- Bright Living Room with Wraparound Balcony
- Stunning Views of Rolling Fields & Mow Cop
- Modern Kitchen with Electric Hob & Oven
- Versatile Outbuilding/Home Office
- Designated Parking for One Car
- Private Lawn Area
- Leasehold Tenure with Low Ground Rent & Maintenance



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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