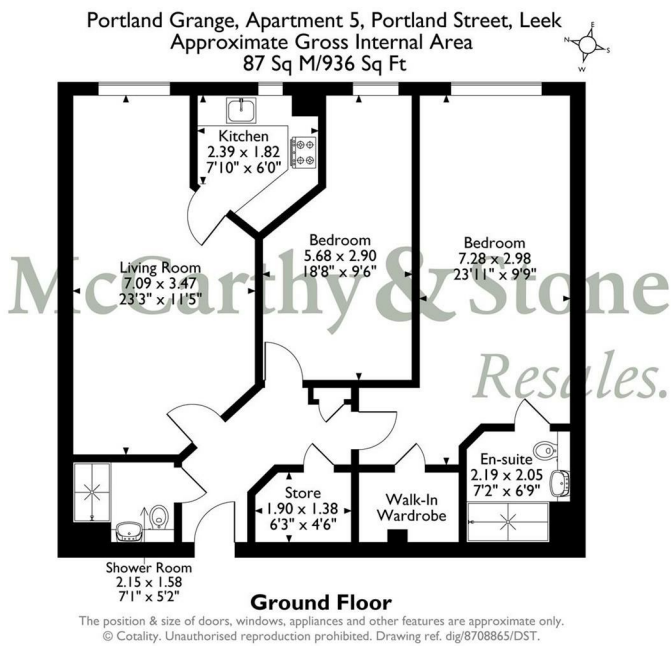
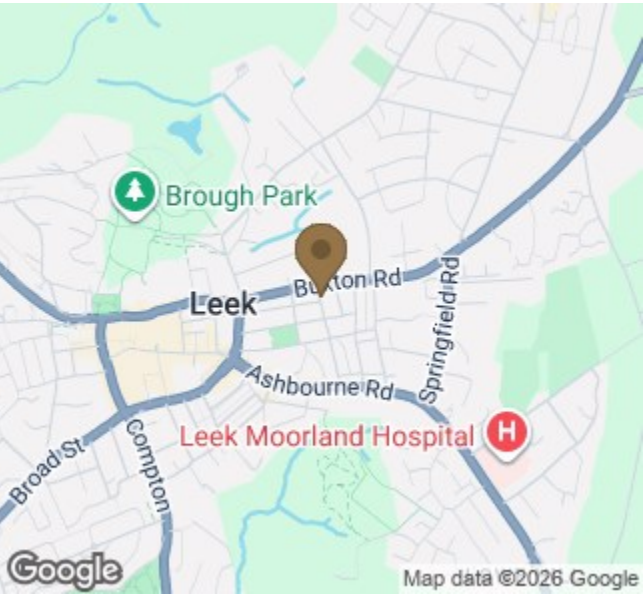
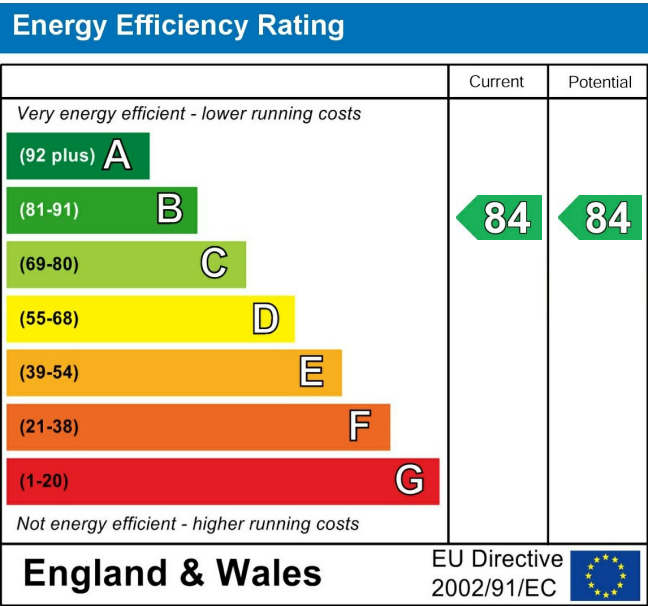




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Registered in England and Wales No. 10716544



5 Portland Grange

Portland Street, Leek, ST13 6LY



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2

Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 5 Portland Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £230,000
Leasehold

☎ 0345 556 4104

✉ resales@mccarthyandstone.co.uk

🌐 mccarthyandstoneresales.co.uk

Why you'll love living here:

- A Delightful Two Bed Apartment
- Located on the Ground Floor
- Retirement Living for Over 60's
- House Manager onsite During Office Hours
- Homeowners lounge
- Craft & Hobby Room
- Landscaped Gardens and Roof Terrace
- Guest Suite for Family and Friends
- Camera entry security system
- Pet Friendly

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

5 Portland Grange, Leek

 2 |  2 | Asking price £230,000

Portland Grange

Portland Grange is purpose built by McCarthy & Stone for retirement living, located in the attractive Town of Leek, close to the Town centre, local amenities and transport links. The development consists of 49 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

It is a condition of purchase that all residents must meet the age requirements of 60 years or over.

Apartment Overview

A beautifully presented two-bedroom retirement apartment offering spacious and comfortable accommodation throughout. The welcoming entrance hall provides access to a large walk-in storage cupboard with washer/dryer and hot water boiler, while the bright and airy living room includes floor to ceiling windows and benefits from ample space for dining.

The separate modern kitchen is well equipped with a range of fitted units, integrated appliances including a fridge/freezer, waist-height oven and ceramic hob, together with additional storage and worktop space.

The generous principal bedroom also features floor-to-ceiling windows and enjoys the convenience of a contemporary en-suite shower room and a walk in wardrobe. A second double bedroom offers flexible accommodation for guests, hobbies or a study. Completing the apartment is a further stylish shower room fitted with a large walk-in shower, vanity unit and heated towel rail.

Finished to a high standard throughout, this attractive apartment

combines modern convenience, excellent storage and comfortable retirement living in a desirable setting.

Roof Terrace

Portland Grange boasts a stunning roof terrace with ample contemporary seating, overlooking the local area. This the perfect space to relax with new found friends.

Social Lifestyle

The Communal Lounge is at the heart of the community at Portland Grange and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly

- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £4,143.63 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

Lease: 999 years from 1st Jan 2019
Ground rent of £495 per annum
Ground rent review: 1st Jan 2034

Car Parking

This apartment does not come with an allocated parking space. Visitors parking is available for guests.

We are advised that there is a Council Owned car park within close proximity to Portland Grange where season tickets for parking can be obtained, subject to availability and charges will apply. We recommend that interested parties contact the council direct for further information.

