

1 The Mount St Georges, Second Avenue, Porthill, Newcastle, Staffs, ST5 8RB



Leasehold £109,950

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable ground-floor apartment, situated within the ever-popular Mount St George's development, set within a leafy district of Porthill. The property enjoys a convenient location, offering good road links to both the A500 and A34, whilst also being well placed for access to local shops, amenities and everyday facilities. Set within well-maintained communal grounds, this attractive apartment benefits from allocated off-road parking for one vehicle, together with the use of communal facilities. In brief, the accommodation comprises entrance hall, spacious lounge/dining room leading into a modern fitted kitchen, two well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of an en-suite shower room, together with a separate main bathroom. Offering comfortable ground-floor living within a popular residential development, this desirable apartment is sure to appeal to a variety of purchasers, including those seeking conveniently arranged accommodation in a pleasant setting.

We are also pleased to confirm that this property is being sold with the added advantage of NO VENDOR UPWARD CHAIN!

ENTRANCE HALL

With flat-panel fronted door with inset peephole, coving to ceiling, smoke alarm, four-lamp light fitting, ceramic tiled flooring, wall-mounted Dimplex electric night storage heater, intercom, two built-in storage cupboards providing ample domestic shelving and storage space, and doors lead off to rooms including:



OPEN PLAN LOUNGE / DINING ROOM 5.82m x 2.95m plus door recess (19'1" x 9'8" plus door recess)

With Upvc double-glazed window to side with inset leaded pattern, Upvc double-glazed window to front, coving to ceiling, two pendant light fittings, beechwood-effect laminate flooring, wall-mounted Dimplex electric night storage heater, power points, BT telephone extension, Sky connection point subject to usual transfer regulations, and access leads off to:



FITTED KITCHEN 1.96m x 2.95m (6'5" x 9'8")

With Upvc double-glazed window to side with inset leaded pattern, two three-lamp light fittings, a range of base and wall-mounted high-gloss grey storage cupboards providing ample domestic cupboard and drawer space, granite work surface with built-in stainless steel sink unit and mixer tap above, built-in four-ring ceramic electric hob with oven beneath and extractor hood above, built-in fridge, ceramic splashback tiling, ceramic tiled flooring, plumbing for automatic washing machine, and power points.



BEDROOM ONE 3.76m x 3.05m plus door recess (12'4" x 10'0" plus door recess)

With Upvc double-glazed window to front with inset leaded pattern, coving to ceiling, three-lamp light fitting, wall-mounted electric heater, Virgin Media connection point subject to usual transfer regulations, BT telephone point subject to usual transfer regulations, beechwood-effect laminate flooring, power points, and sliding wardrobe doors reveal built-in wardrobes providing ample domestic hanging and storage space. Access leads off to:



EN-SUITE SHOWER ROOM 1.68m x 1.42m (5'6" x 4'8")

With three-lamp light fitting, extractor fan, fully tiled walls with high-gloss ceramic wall tiling and decorative border tile, tile-effect flooring, and a white suite comprising low-level dual-flush WC, pedestal sink unit with taps above, and corner glazed shower cubicle with Triton electric shower.



BEDROOM TWO 2.72m x 1.98m (8'11" x 6'6")

With Upvc double-glazed window to front with inset leaded pattern, coving to ceiling, pendant light fitting, beechwood-effect laminate flooring, wall-mounted electric heater, BT telephone extension, and power points.



MASTER BATHROOM 1.93m plus door recess x 1.93m (6'4" plus door recess x 6'4")

With extractor fan, three-lamp light fitting, electric shaver socket, fully tiled walls with high-gloss white ceramic wall tiling and decorative border tile, tile-effect flooring, and a white suite comprising low-level WC, pedestal sink unit, panelled bath with mixer tap and shower attachment, and wall-mounted electric heated towel radiator.



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.



LEASEHOLD INFORMATION

Ground Rent is £250.00 Annually.

Services Charge Currently - £975.06 - Reviewed Annually

Lease Start Date: 4th July 2004

Lease End Date: 1st January 2129

Years Remaining: 102 Years

COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutterridge 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.

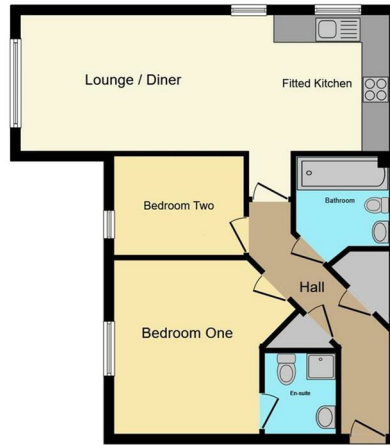
SERVICES

Main services of electricity, water and drainage are connected.

VIEWING

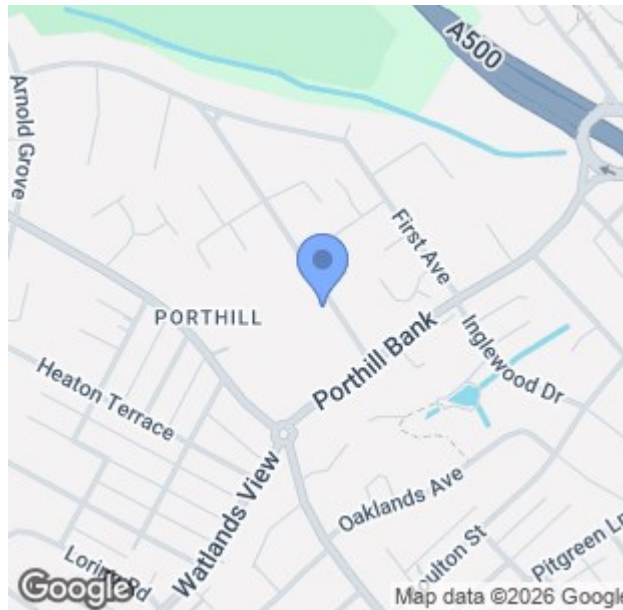
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

1, The Mount, Newcastle, Second Avenue Staffs, ST5, GB



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



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

