Excellent

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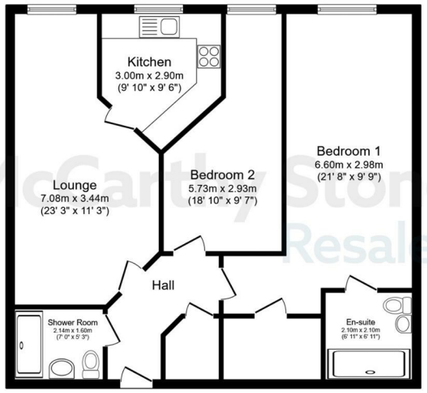
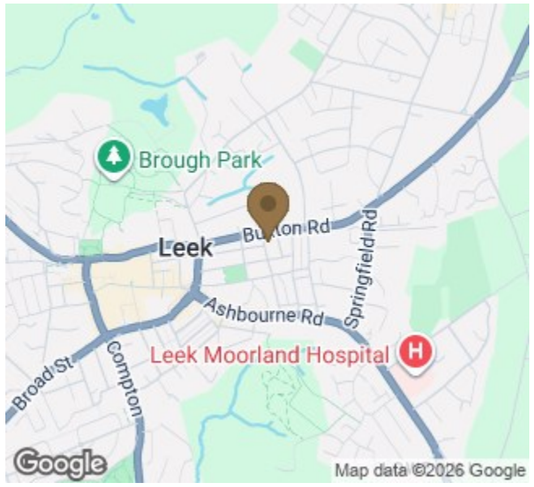
McCarthy & Stone
Resales.

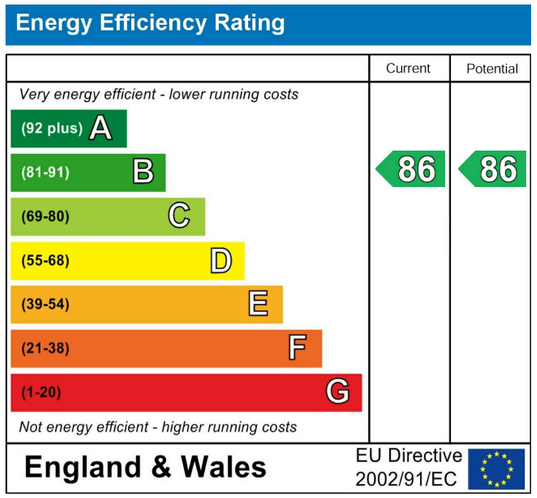



**Floor Plan**

Total floor area 84.7 sq.m. (911 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

## 25 Portland Grange

Portland Street, Leek, ST13 6LY

2 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 25 Portland Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £240,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- House Manager onsite During Office House
- Homeowners lounge
- Craft & Hobby Room
- Guest suite
- Landscaped gardens
- Roof Terrace
- Camera entry security system
- MUST BE VIEWED

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 25 Portland Grange, Leek

2 | 2 | Asking price £240,000

## 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.

## 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.

## Entrance Hallway

Front door with spy hole leads to a welcoming entrance hall - the apartment security door entry system with intercom and the 24-hour emergency response system are located in the hallway. There is also a mains wired smoke detector. From the hallway there is a door to a large walk-in storage cupboard, which houses the hot water boiler and the washer/dryer. Further doors from the hallway lead to the living room, bedrooms and the shower room.

## Living room

A generous living room which is wonderfully bright and airy due to its large floor to ceiling feature window. There is also ample space for dining. TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets. Oak effect door with clear glass panels leads to a separate kitchen.

## Kitchen

Fully fitted kitchen with a range of low and eye level units and drawers. Under pelmet lighting. Stainless steel sink with mono lever tap, drainer and window. Built-in oven at waist height, ceramic hob with extractor hood and integrated fridge/freezer. Additional wall tiling with toast and microwave stands to the wall allowing for more available work top space. Tiled Floor

## Master Bedroom

A good sized double bedroom. Floor to ceiling double glazed windows, Two Ceiling lights. TV and telephone point. A range of power sockets. A separate door leads to the shower room ensuite.

## Ensuite

Luxury shower room with walk in double width unit with part glass screen, low level WC with concealed cistern, vanity unit with in built sink and mirror above with sensored light, shaver point connection, wall mounted towel radiator.

## Bedroom two

A good sized second double bedroom offers a variety of uses with full height window, TV, telephone point and power points.

## Shower room

A shower room with walk in double width unit with rolling glass door screen, low level WC with concealed cistern, vanity unit with in built sink and mirror above with sensor light, shaver point connection, wall mounted towel radiator.

## Car Parking

This apartment comes with an allocated parking space which is conveniently located next to the pathway and includes a remote control parking bollard.

## Service charge Includes

• Cost of House Manager
• Personal water rates
• Cleaning of communal windows and all external windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

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

Service charge: £4,143.63 per annum (for financial year ending 30/09/2027).

## Lease Information

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

## Additional Information & Services

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