STEPHENSON BROWNE

High Street, Wolstanton, Newcastle

ST5 0HZ

2 2 1 C

Asking Price £120,000

Description

Welcoming you to this well presented and exceptionally spacious second-floor Over-55s luxury retirement apartment, set within the highly regarded Adlington House development and enjoying a private balcony with attractive views over the beautifully maintained communal gardens. The development is designed to provide the ideal balance of independent living with added reassurance, offering 24-hour on-site care availability if ever required, together with a welcoming and sociable community environment.

This impressive two double bedroom apartment offers generous and well-planned accommodation throughout. A welcoming entrance hall provides access to all rooms and benefits from a substantial storage cupboard, ideal for coats, shoes, and general household items. The apartment features a bright and airy open-plan living and dining room with direct access onto the private balcony overlooking the gardens, a modern fully integrated kitchen, and a separate utility area with plumbing for both a washing machine and tumble dryer.

The principal bedroom includes a built-in wardrobe and a contemporary en-suite shower room, while the second double bedroom is served by a stylish main bathroom fitted with a shower over the bath. The property is finished in neutral décor throughout, creating a calm and comfortable living space.

Residents of Adlington House benefit from an excellent range of on-site amenities including secure audio-visual entry system, lift access to all floors, and stunning landscaped communal gardens. Additional facilities include a subsidised restaurant, communal lounge, craft room, hairdressing salon, and a private function room for social events and gatherings.

The monthly service charge is £726.33

For further details or to arrange a viewing, please contact Stephenson Browne Estate Agents.
Council Borough: Newcastle-under-Lyme
Council Tax Band: D
Tenure: Leasehold

Room Descriptions

Second Floor Apartment

Entrance Hall
13'0" x 10'0"

Living/Dining Room
23'4" x 11'3"

Kitchen
7'10" x 8'8"

Bathroom
8'3" x 5'6"

Bedroom One
9'2" x 14'10"

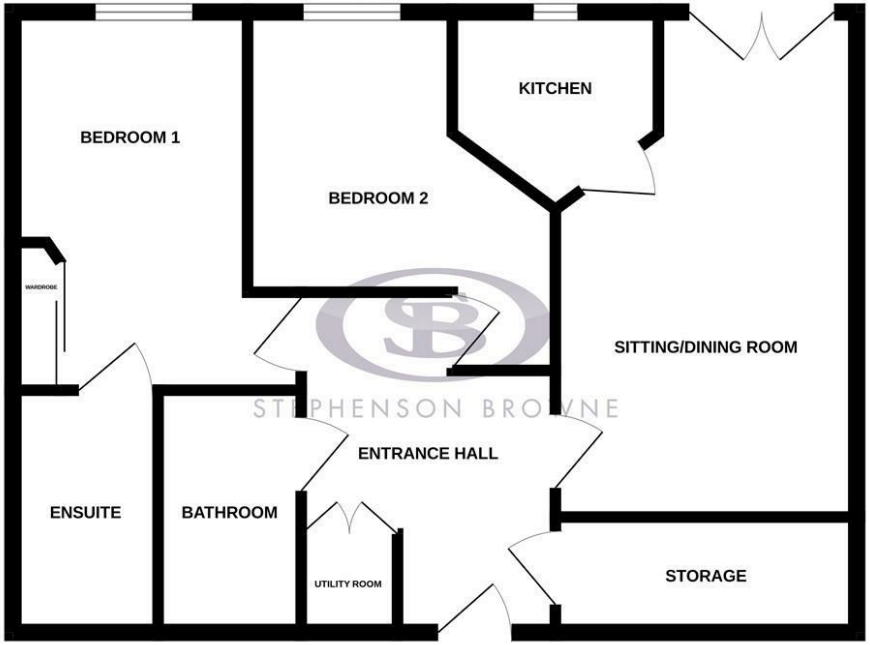
Ensuite Shower Room
6'0" x 8'3"

Bedroom Two
13'5" x 12'10"

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplans

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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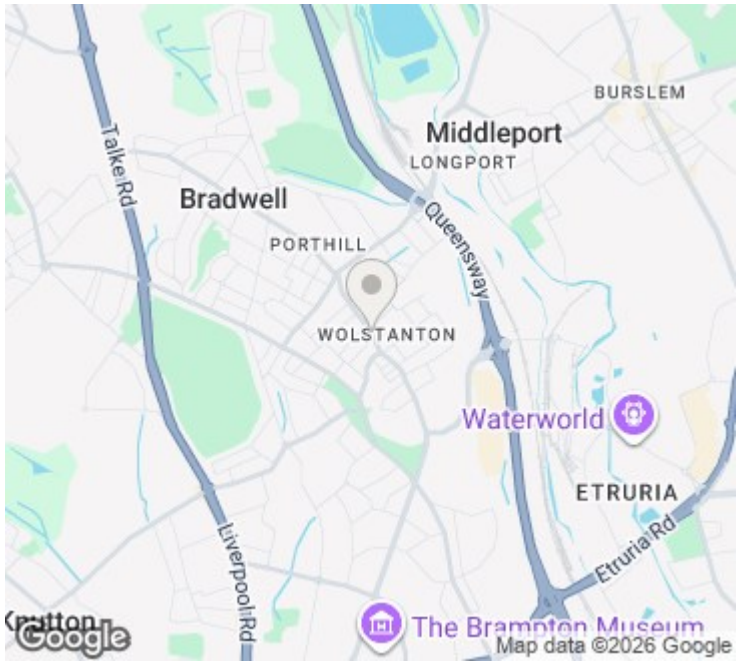
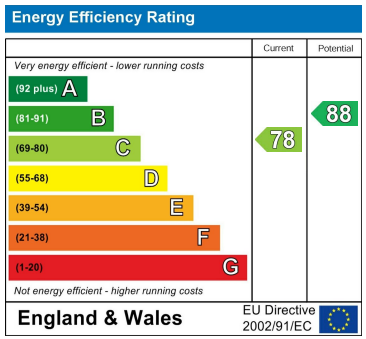
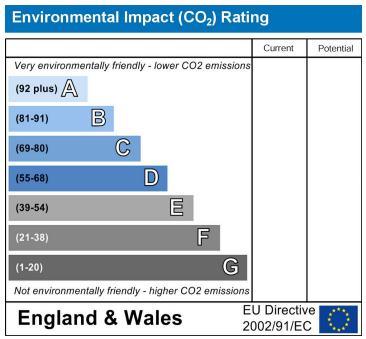
Area Map



EPC Rating





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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