



15 Crofters Court

ST5 7LT

Guide Price £110,000



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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 downstairs 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

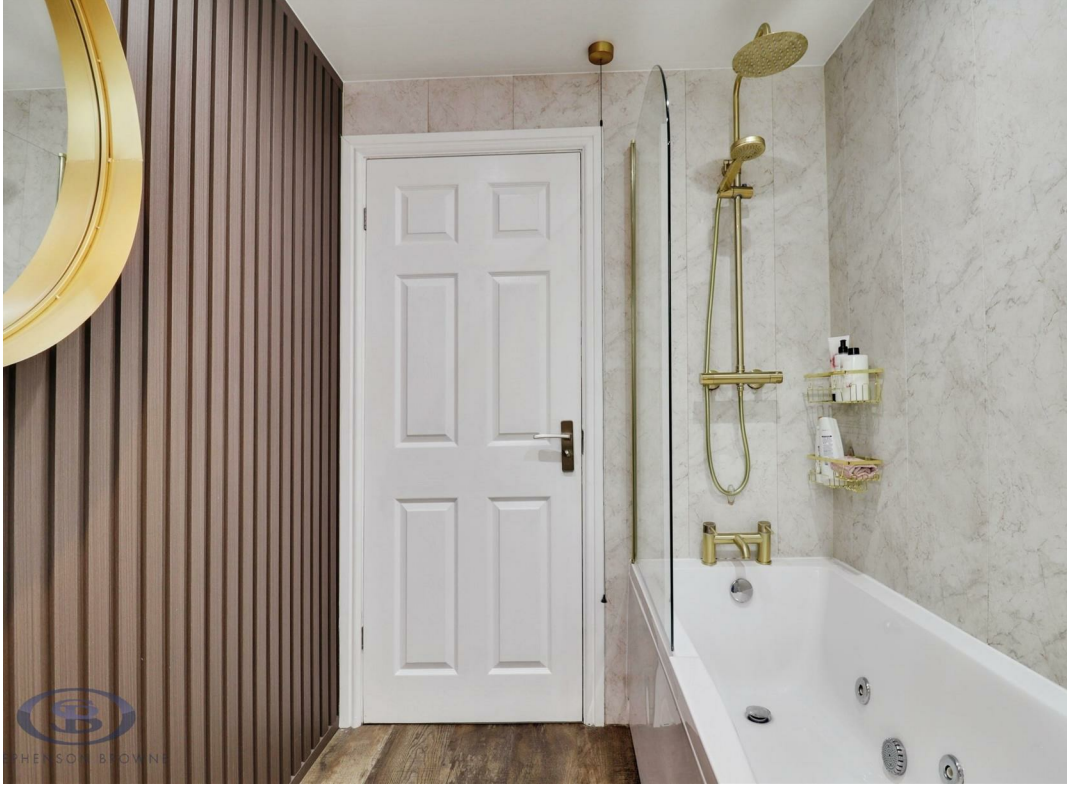
5'6" x 8'3"

Outbuilding

7'10" x 15'8"

Stephenson Browne AML Disclosure

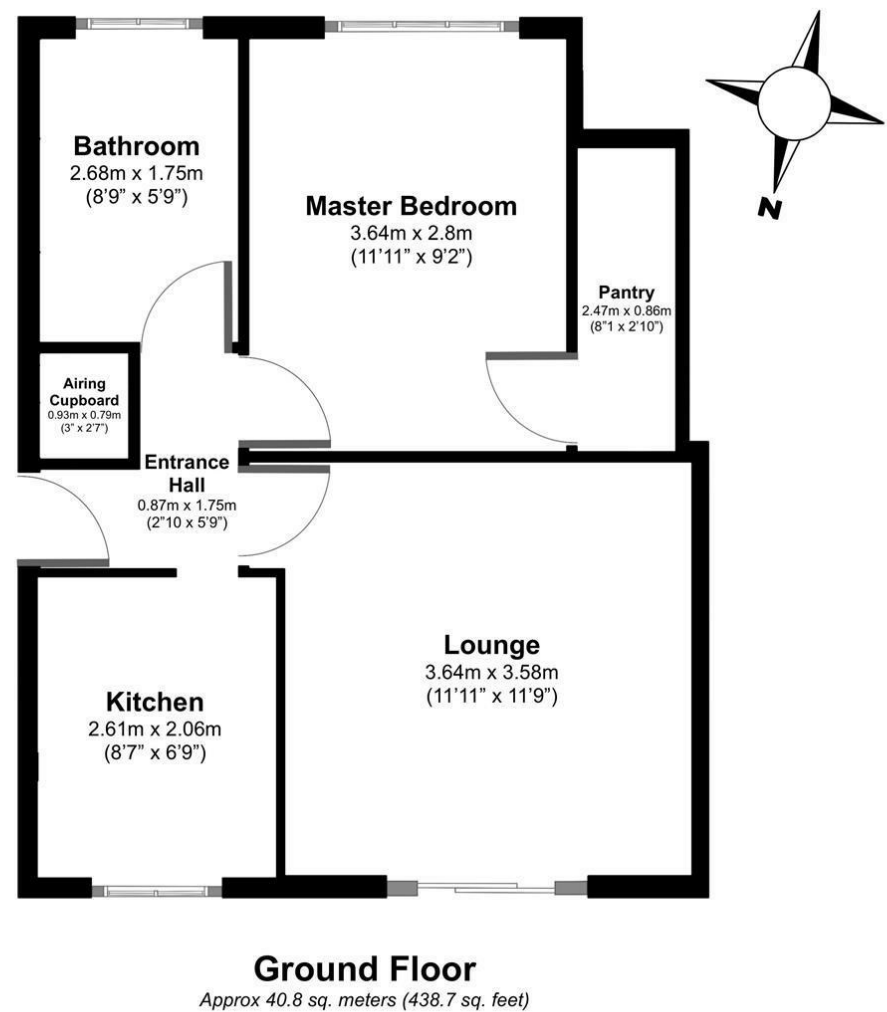
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.



- 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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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