



Flat 37, Adlington House High

ST5 0HZ

O.I.R.O £72,000



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STEPHENSON BROWNE

A well presented and very spacious, Over-55s luxury retirement apartment. Adlington House luxury retirement apartments provide the perfect setting for an independent lifestyle with 24-hour on site care, should you ever need it and a wonderful community to become a part of.

This apartment is a fabulous one double bedroom unit, on the second floor, with large open aspect lounge diner with balcony area, a fully integral modern kitchen with integrated dishwasher, wardrobe storage, utility cupboard and walk-in shower room. Very well presented throughout with excellent proportions and thoughtful design.

To mention only a few benefits of the unique Adlington House concept, residents can enjoy audio and visual entry system to the main entrance, lifts to all floors, beautifully landscaped and manicured communal gardens, in-house subsidised restaurant and many recreational rooms to include a craft room, communal lounge and indoor hairdressing salon and a further private function room.

Contact Stephenson Browne Estate Agents for full details and to arrange a viewing appointment.

NO ONWARD CHAIN.

Tenure: Leasehold

The apartment is subject to a 125 years lease from April 1st 2014 with service charges payable at all times.

LEASE LENGTH - 125 years from 1st May 2014

SERVICE CHARGE - £583.64PCM - the monthly fee includes 24-hour staffing at the complex.

GROUND RENT - N/A

UTILITIES CHARGE - Water charges included in the service charge.

MANAGEMENT COMPANY - MHA (Methodist Homes)

NB: Full key leasehold facts and up to date wellbeing charge information available upon request.



Entrance Hallway

Lounge Diner

22'10" x 11'3"

Kitchen

8'6" x 7'10"

Bedroom

12'6" x 11'1"

Wet Room

8'3" x 6'3"

Utility Cupboard

AML Disclosure

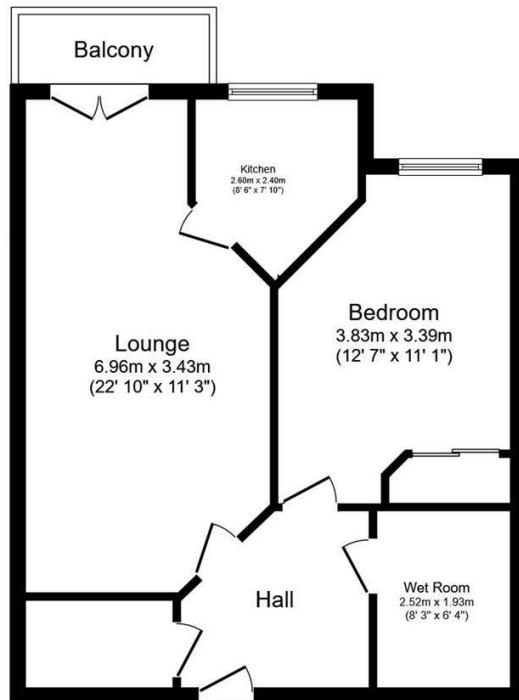
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- Bespoke Retirement Apartment
- Second Floor Apartment - Full Lift Access
- Fabulous Community Feel and On-Site Facilities and Care if needed
- Second Floor Apartment
- One Double Bedroom with Wardrobe
- Walk-In-Shower Room
- Open Plan Lounge Diner with Balcony Area
- Fully Fitted Modern Kitchen
- Central Wolstanton Location
- Over 55s Only



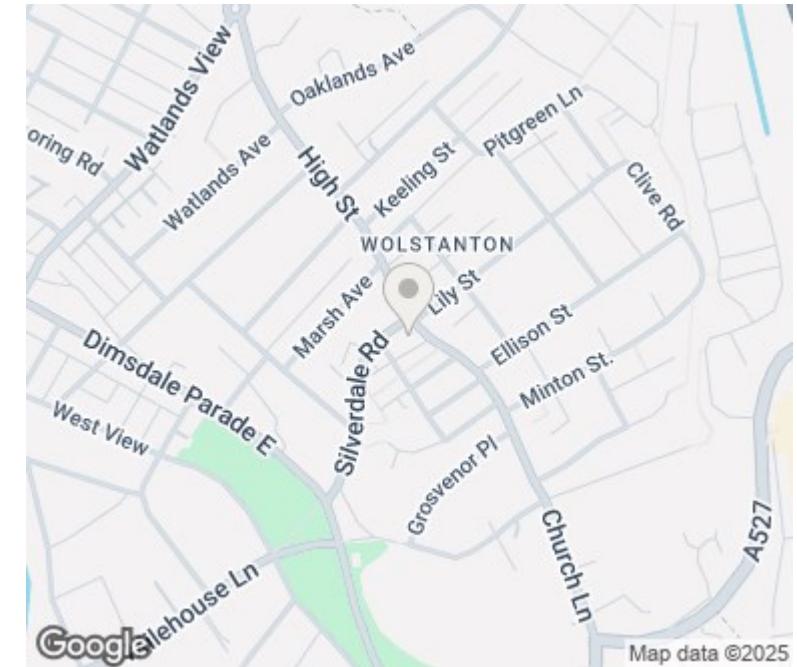
Floor Plan



Total floor area 55.3 m² (595 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

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	
81	88		

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.

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