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7 Lowndes Close, Penkhull, Stoke-on-trent, Staffordshire, ST4



To Let Exclusive at £119,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented ground floor apartment situated in this ever pleasant cul de sac location in Penkhull. The property boasts Upvc double glazing along with gas central heating and offers accommodation in brief comprising of entrance hall, spacious lounge, fitted kitchen / diner, bathroom and two bedrooms. Externally the property offers an enclosed rear garden. This property is ideally located for access to the local North Staffs NHS hospital as well as being located near to local shops, schools and amenities. We can also confirm that this property is being sold with the added benefit of **NO VENDOR CHAIN !**

ENTRANCE HALL

With Upvc double glazed front access door, inset double glazed panel with peep hole, two pendant light fittings, battery / mains smoke alarm, single panelled radiator, veneered oak flooring, two power points, Honeywall thermostat, doors leading off to rooms and door to built in storage cupboard providing ample domestic storage space.



SPACIOUS LOUNGE 4.70 x 3.61 (15'5" x 11'10")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, solid oak engineered wood flooring, feature modern wall mounted electric fire with inset modern pebble effect, six power points and single panelled radiator.



FITTED KITCHEN / DINING ROOM 3.33 x 3.61 (10'11" x 11'10")

With Upvc double glazed rear access door with inset double glazed panel, Upvc double glazed window to rear, pendant light fitting, a range of base and wall mounted modern high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edged work surface in high gloss granite effect, built in stainless steel bowl and a half stainless steel sink unit with mixer tap above, ceramic splashback to cooker, splashback, built in four ring electric Touch Schott Ceram hob unit with electric Cata oven beneath and extractor hood above, built in Indesit dishwasher, eight power points, space for fridge / freezer, single panelled radiator, hot and cold plumbing for automatic washing machine and double doors reveal built in boiler cupboard with combination boiler providing domestic hot water and central heating systems.



BEDROOM ONE 4.24 x 3.00 (13'11" x 9'10")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator, four power points and built in wardrobe providing ample domestic storage space.



BEDROOM TWO 3.15 x 2.69 (10'4" x 8'10")

With Upvc double glazed window to rear, pendant light fitting, single panelled radiator, four power points and door to built in wardrobe providing ample domestic storage space.



LUXURY BATHROOM 1.65 x 1.93 (5'5" x 6'4")

With Upvc double glazed window to rear with inset frosted glass, globe light fitting, a modern white suite comprising; low level WC, pedestal sink unit, panelled bath unit with mixer tap and shower attachment above, ceramic splashback tiling in Travertine effect tiles, decorative inset border tiles, Manrose extractor fan, ceramic tiled flooring in Travertine effect and modern chrome wall radiator.



EXTERNALLY

FOREGARDEN

With communal foregarden to frontage with lawn section and garden concrete retaining wall to front.

ENCLOSED REAR GARDEN

Bounded by established hedges to borders with garden lawn section, a wealth of shrubs and plants to borders and a concrete path leading along side the property.



Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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 gas, 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.

DIRECTIONS

From Porthill office proceed down Porthill Bank, turning right onto the A500 taking the second exit on the left hand side to Etruria roundabout, staying in the right hand lane and turning right on the roundabout taking the third exit to Etruria Road toward Newcastle. Turn fifth left to Victoria Street and continue through the traffic lights at Shelton New Road, continue to the traffic lights at Hartshill, turn left to Hartshill Road (A52) and continue toward the hospital complex. Turn right to Princes Road, proceed to the very end and turn right to St Thomas Place, at the roundabout in Penkhull proceed straight over to Rothwell Street, continue into Trent Valley Road and turn second right to Barnfield, turn left to Lowndes Close, where number 7 will be found located on the right hand side.

LEASEHOLD INFORMATION

This property benefited from a 99 year lease which we understand was started in 2001. The property has a ground rent which our client informs us is £50.00 per annum.

We strongly recommend that a potential purchaser does their own due diligence with their legal representative prior to committing to a purchase.

COUNCIL TAX

Band 'A' amount payable £1198.00 2022/23 Stoke On Trent City Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

