

## The Mount St Georges, 17 Second Avenue, Porthill, Newcastle, Staffs, ST5 8RB



**Leasehold £105,000**

**Bob Gutteridge Estate Agents** are delighted to bring to the market this desirable apartment situated on this well maintained development in Porthill which provides ease of access to the A34 & A500 as well as providing good road links to Wolstanton where local shops, schools and amenities can all be located. This smartly presented apartment offers Upvc double glazing along with electric heating and in brief the accommodation comprises of entrance hall, spacious lounge / diner, modern fitted kitchen, two bedrooms with an en-suite off the master bedroom and a bathroom. Externally this property is set on maintained grounds and comes with two allocated off road parking spaces. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

## ENTRANCE HALL

With pendant light fitting, security intercom, wall mounted electric night storage heater, door to built in airing cupboard, door to built in store, wood effect laminate flooring, power point and doors to rooms including;



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## LOUNGE / DINER 5.79m x 2.95m (19'0" x 9'8")

With Upvc double glazed windows to front and side aspect with inset lead pattern, two pendant light fittings, wall mounted electric night storage heater, wood effect laminate flooring, power points, TV aerial connection point, BT telephone point (Subject to usual transfer regulations) and access to;



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## FITTED KITCHEN 2.92m x 1.93m (9'7" x 6'4")

With Upvc double glazed window to side with inset lead pattern, two pendant light fittings, under cupboard lighting, a range of base and wall mounted beechwood effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring electric ceramic hob unit with oven beneath plus extractor hood above, built in bowl and a half stainless steel sink unit with mixer tap above, built in fridge, built in automatic washing machine, power points and wood effect laminate flooring.



## BEDROOM ONE 3.76m x 3.05m + door recess (12'4" x 10'0" + door recess)

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, wall mounted electric heater, wood effect laminate flooring, power points and door to;



## EN-SUITE SHOWER ROOM

With enclosed light fitting, extractor fan, a white suite comprising of low level WC, pedestal sink unit with taps above, corner glazed shower cubicle with electric shower, ceramic splashback tiling, vinyl cushion flooring and wall mounted electric towel radiator.



## BEDROOM TWO 2.74m x 1.98m (9'0" x 6'6")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, wall mounted electric heater, wood effect laminate flooring and power points.



## BATHROOM 1.96m x 1.96m plus door recess (6'5" x 6'5" plus door recess)

With enclosed light fitting, extractor fan, ceramic half wall tiling with inset decorative border tile, wall mounted electric towel radiator, vinyl cushion flooring, a white suite comprising of low level WC, pedestal sink unit and panelled bath unit with mixer tap and hair attachment.



## EXTERNALLY



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## MAINTAINED GROUNDS

This apartment is set on beautifully maintained grounds which offers a bike and bin store along with off road parking for two vehicles along with visitor spaces.



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## COUNCIL TAX

Band 'A' amount payable to Newcastle under Lyme Borough Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's 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 electricity, water and drainage are connected.

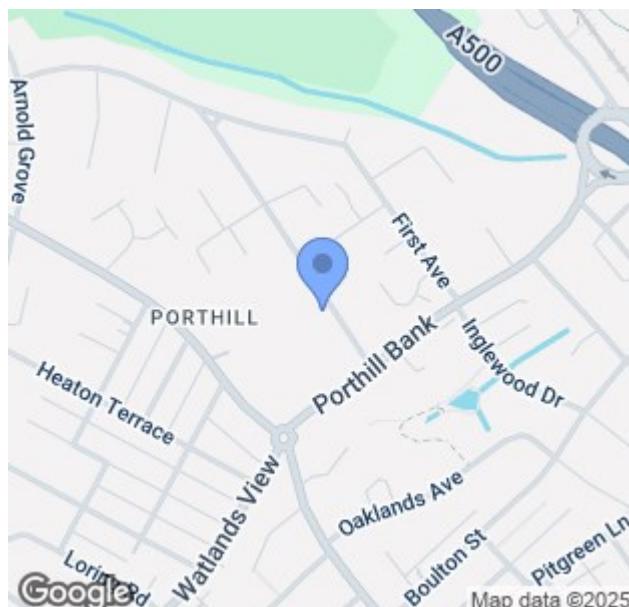
## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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.Propertybox.io



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 75 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 |

