

Flat 3, Sutton House Castle Hill Road, Newcastle, Staffordshire, ST5 2SX



Leasehold £99,950

Bob Gutteridge Estate Agents are pleased to offer to the market this spacious first floor apartment situated in this ever popular and convenient Newcastle Town Centre location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge/diner, fitted kitchen, two bedrooms and a bathroom. Externally the property is set on maintained grounds and also offers a residents communal parking area. We can also confirm that this property is being sold with the added benefit of No Vendor Chain !

COMMUNAL ENTRANCE HALL

With an aluminium double glazed access door with intercom systems allowing access to the property, communal lighting, stairs to first floor landing and access off to;



ENTRANCE HALL

With part panelled part frosted glazed front access door, coving to ceiling, pendant light fitting, single panelled radiator, electricity consumer unit, built-in storage cupboard providing shelving and storage space, power point and doors lead off to rooms including;



LOUNGE / DINING ROOM 4.34m x 3.61m (14'3 x 11'10)

With Upvc double glazed window to front with inset Georgian style pattern, coving to ceiling, pendant light fitting, double panelled radiator, t.v. aerial point plus auxiliary point, three power points and door leads off to;



FITTED KITCHEN 3.56m x 2.01m (11'8 x 6'7)

With Upvc double glazed window to rear, coving to ceiling, four lamp spotlight fitting, range of base and wall mounted maplewood effect storage cupboards providing ample cupboard and drawer space, round edge work surface in granite effect with built-in stainless steel sink unit with mixer tap above, built-in four ring Beko electric hob unit with Beko fan assisted oven beneath and stainless steel extractor hood above, ceramic splashback tiling in high gloss white ceramics, vinyl cushion flooring, double panelled radiator, space for fridge/freezer, plumbing for automatic washing machine and six power points.



BEDROOM ONE 3.33m x 2.97m (10'11 x 9'9)

With Upvc double glazed window to front with inset Georgian style pattern, coving to ceiling, pendant light fitting, single panelled radiator and two power points.



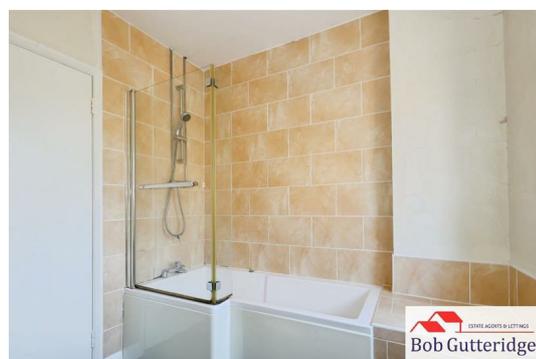
BEDROOM TWO 2.36m x 2.69m (7'9 x 8'10)

With two Upvc double glazed windows to rear, pendant light fitting, coving to ceiling, single panelled radiator and two power points.



BATHROOM 2.21m x 2.36m (7'3 x 7'9)

With two Upvc double glazed frosted windows to rear, globe light fitting, white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above and built-in P-shaped bath/shower unit with mixer tap and thermostatic directflow shower above, ceramic splashback tiling in marble effect, tile effect vinyl cushion flooring and single panelled radiator.



EXTERNALLY

COMMUNAL RESIDENTS CAR PARK

This property is set on maintained grounds and to the rear a communal residents car park can be located, spaces are based on a first come, first serve basis.



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 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.

LEASEHOLD INFORMATION

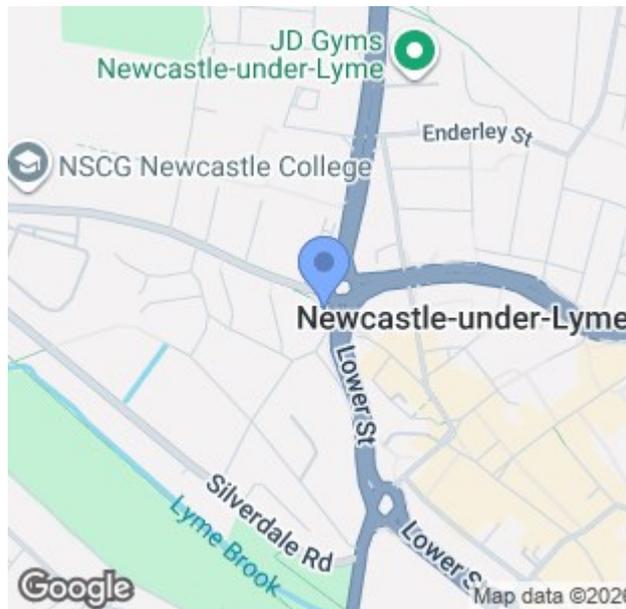
Lease Start Date: 29th April 1991

Lease End Date: 30th April 2116

Lease Term Remaining: 90 Years

Service Charge Including Ground Rent £387.00 Per Annum

Service Charge Reviewed Annually



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 79 |
| (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 | |

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

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|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday | 9.00am - 4.30pm |
| Sunday | 2.00pm - 4.30pm |

