

## Flat 2, Tudor Court Loring Road, Porthill, Newcastle, Staffs, ST5 8RR



**Leasehold - Share of Freehold £112,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this first floor apartment situated within the beautifully maintained and convenient Tudor Court development in Porthill, providing ease of access to local shops, schools and amenities, whilst also being well placed for access to the A34 and A500 road networks. As you would expect, this well maintained home benefits from the modern comforts of Upvc double glazing together with electric heating, and in brief the accommodation comprises of entrance lobby, spacious lounge/dining room, fitted kitchen, bathroom and two bedrooms. Externally, the property is set within beautifully maintained communal grounds and benefits from an allocated parking space for one vehicle.

The agents can also confirm that this home is being sold with the added benefit of No Vendor Chain !

### ENTRANCE LOBBY

With Upvc double glazed frosted front access door, enclosed light fitting, artex to ceiling, oak effect laminate flooring and stairs lead off to;

### OPEN PLAN LOUNGE / DINING ROOM 4.72m reducing to 3.73m x 3.96m (15'6" reducing to 12'3" x 13'0")

With Upvc double glazed sliding patio door to front with Juliet balcony, artex to ceiling, coving, three lamp light fitting with fan assist, BT telephone point (Subject to usual transfer regulations), TV aerial point, wall mounted electric fire, wood effect laminate flooring, power points and doors to rooms including;



### FITTED KITCHEN 2.11m x 2.39m (6'11" x 7'10")

With Upvc double glazed window to rear, artex to ceiling, fluorescent tube light fitting., coving, 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 ceramic hob unit with oven beneath plus extractor hood above, glazed splashback, built in stainless steel sink unit with mixer tap above, space for fridge/freezer, plumbing for automatic washing machine, space for condenser dryer, tile effect laminate flooring and power points.



### BATHROOM 2.26m x 1.93m (7'5" x 6'4")

With access to loft space, artex to ceiling, coving, extractor fan, a modern white suite comprising of low level dual flush WC, pedestal sink unit with chrome mixer tap above, "P" shaped bath/shower unit with chrome taps above plus Triton T80Z electric shower, aqua boarding to splashback, vinyl cushion flooring and modern chrome electric towel radiator.



### INNER HALLWAY

With artex to ceiling, coving, beechwood effect laminate flooring and doors to rooms including;

### **BEDROOM ONE (FRONT) 3.53m into recess x 2.74m (11'7" into recess x 9'0")**

With Upvc double glazed window to front, artex to ceiling, coving, pendant light fitting, electricity consumer unit, wall mounted Dimplex electric heater, power points and built in wardrobes providing ample domestic hanging space and storage space.



### **BEDROOM TWO (REAR) 2.74m x 2.41m (9'0" x 7'11")**

With Upvc double glazed window to rear, artex to ceiling, coving, pendant light fitting, wall mounted Creda electric heater, oak effect laminate flooring and power points.



### **EXTERNALLY**



## MAINTAINED GROUNDS

The Tudor Court Development is attractively maintained with communal garden areas along with a residents bin store.



## OFF ROAD PARKING

This property offers allocated residential parking for one vehicle along with visitor parking spaces.



## 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.

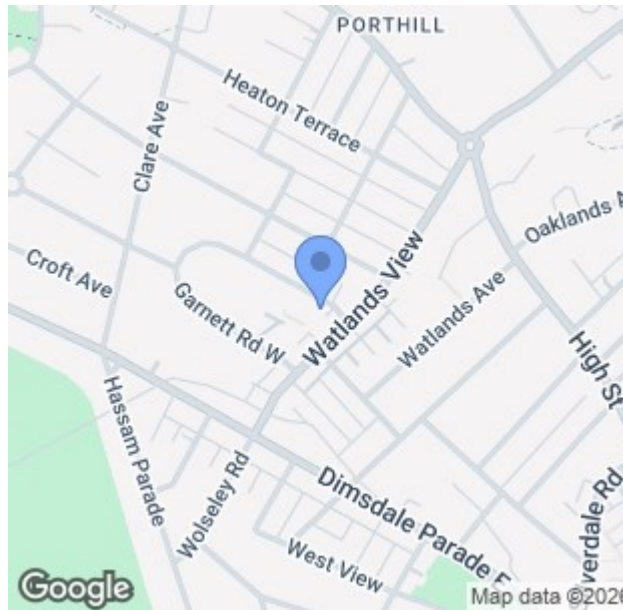
## LEASEHOLD INFORMATION

Tenure - Share Of Freehold  
Ground Rent - £0  
Service Charge Reviewed Annually - Currently £904.32  
Lease Term Remaining - 82 Years  
Lease Start Date: 28/02/1991  
Lease End Date: 01/01/2109



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 any 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		79 C
55-68	D	66 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

