

44 Adlington House High Street, Wolstanton, Newcastle, Staffordshire, ST5 0HZ



Leasehold O.I.R.O. £105,000

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious modern day apartment situated on this prestigious Adlington House over 55's complex in Wolstanton. The development offers potential purchasers a wide range of facilities which include social activities, clubs, events and even its own restaurant ! The development is situated in the heart of Wolstanton near local shops, doctors and amenities as well as being well placed for local bus routes. The apartment offers a spacious well designed layout comprising of entrance hall, lounge/diner, separate modern fitted kitchen, master bedroom and a luxury fully tiled bathroom. Externally the property offers maintained grounds with a residents garden. This is an independent living apartment which also offers 24 hour on site care and support for its residents. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !!

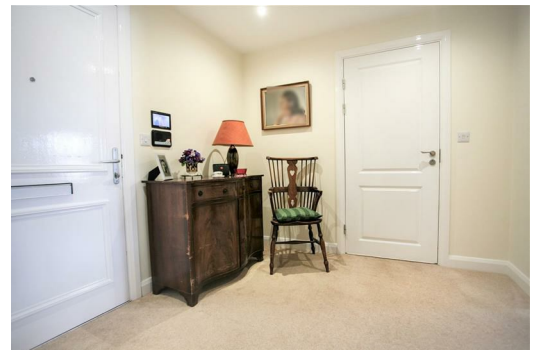
ENTRANCE / RECEPTION

The property reception is set behind secure electric doors with a team member on call 24 hours a day. Adlington residents also enjoy a restaurant, spa and therapy room, hairdressing salon, lounge and more !



RECEPTION HALLWAY

Door entry/security system, fitted carpet and walk in storage/utility area having plumbing for an automatic washing machine.



LOUNGE/DINER 6.96m max by 3.45m (22'10 max by 11'4)

With Upvc double glazed window to side, wall mounted heater, two pendant light fittings, feature fireplace with inset electric fire, power points, t.v. aerial socket and access to;



LUXURY FITTED KITCHEN 2.39m by 2.67m (7'10" by 8'9")

With Upvc double glaze window, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with integrated ceramic hob unit, built in oven, integrated microwave, built in dishwasher, built in bowl and half stainless steel sink unit, power points, ceramic tiled flooring and power points.

MASTER BEDROOM 4.52m max by 3.40m max (14'10" max by 11'2" max)

With Upvc double glazed window, pendant light fitting, t.v. aerial socket, power points, wall mounted heater and sliding mirror wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space etc..



WET ROOM 2.54m by 1.78m (8'4" by 5'10")

A beautiful fully tiled bathroom offering built in dual flush w.c., pedestal sink unit, walk in shower area with electric shower, wet room flooring and a modern chrome towel radiator.



EXTERNALLY

There are communal landscaped gardens with ample seating areas along with access to residents parking to the rear.



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.

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

We understand the property to be LEASEHOLD 125 YEARS from 2014. PLEASE NOTE THIS PROPERTY IS FOR OVER 55's ONLY AND ANY PROSPECTIVE PURCHASERS WILL REQUIRE AN ASSESSMENT TO MAKE SURE OF THEIR ELIGIBILITY TO GO FORWARD WITH THE PURCHASE. THE PROPERTY IS ALSO LEASEHOLD THEREFORE ALL RESIDENTS LIVING AT ADLINGTON HOUSE CONTRIBUTE TO SERVICE AND WELL BEING CHARGES DETAILS OF WHICH ARE AVAILABLE ON REQUEST. WE UNDERSTAND FOR 2022/2023 THE WEEKLY SERVICE CHARGE IS £640.00 PER MONTH INCLUDING THE WELLBEING CHARGE £250.00 PER MONTH.

COUNCIL TAX

Band 'C' amount payable £1724.85 2022/23. Newcastle under Lyme Borough Council.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	
69-80	C		76 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

