

## Flat 24, The Mount St. Georges Second Avenue, Porthill, Newcastle-under-Lyme, Staffordshire, ST5 8RB



**Leasehold Offers in excess of £119,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable top-floor 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 beautifully presented and up to date 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 a beautiful en-suite shower room off the master bedroom and a master bathroom. Externally this property is set on maintained grounds and comes with allocated off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE LOBBY

With timber panel front access door, four spotlight fittings, electric wall mounted heater, wood effect vinyl cushion flooring, electricity consumer unit, loft access, access to airing cupboard housing Redring hot water cylinder providing the domestic hot water systems, and doors leading off to;

### OPEN PLAN LOUNGE / FITTED KITCHEN / DINER 6.40m x 5.21m (21'0" x 17'1")

With Upvc double glazed patio doors to rear elevation, two Upvc double glazed windows to side, pendant light fitting, seven spotlight fittings, wood effect vinyl cushion flooring, wall mounted electric heater, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge worktop, built-in stainless steel bowl and a half sink unit with mixer tap above, built-in Lamona four ring ceramic electric hob with extractor hood above, built-in Lamona electric oven, built-in Lamona microwave, integrated wine cooler, integrated fridge freezer, space for automatic washing machine, TV aerial connection point, Openreach connection point (subject to usual transfer regulations) and power points.



**BEDROOM ONE 3.05m (maximum) x 4.37m (10'0" (maximum) x 14'4" )**

With Upvc double glazed window to rear, pendant light fitting, wall mounted electric heater, TV aerial connection point, power points and door leading off to;



**EN SUITE SHOWER ROOM 1.35m x 1.88m (4'5" x 6'2" )**

With two spotlight fittings, extractor fan, vertical chrome towel radiator, wood effect vinyl cushion flooring, a white suite comprising low level dual flush WC, vanity sink unit, glazed shower enclosure with Redring electric shower, and ceramic splashback tiling.



## **BEDROOM TWO 2.82m x 2.64m (9'3" x 8'8")**

With Upvc double glazed window to rear, three lamp spotlight fitting, wall mounted electric heater and power points.



## **MODERN BATHROOM 1.93m x 1.85m (6'4" x 6'1" )**

With four spotlight fittings, extractor fan, wood effect vinyl cushion flooring, vertical towel radiator, a white suite comprising low level dual flush WC, vanity sink unit, panelled bath unit with mixer tap, glazed shower screen, thermostatic direct flow shower with separate handheld attachment, ceramic splashback tiling and dual voltage shaver socket.



## **EXTERNALLY**

### **MAINTAINED GROUNDS**

This apartment is set on beautifully maintained grounds which offers a bike and bin store along with off road parking for one vehicle along with visitor 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**

The property is a leasehold apartment and annual charges are as follows;

Ground Rent is £250.00 Annually.

Services Charge for 25/26 is £1140 - Reviewed Annually

Lease Start Date: 4th July 2004

Lease End Date: 1st January 2129

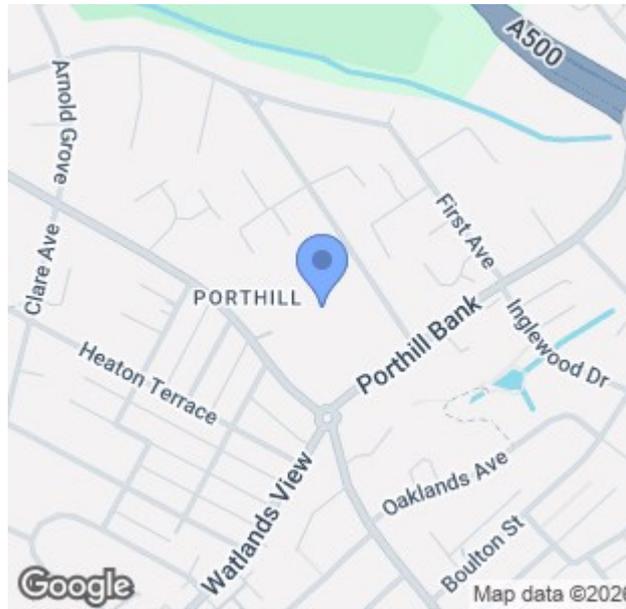
Years Remaining: 102

The Mount St. Georges, Second Avenue, Newcastle-under-Lyme, Porthill Staffordshire, ST5 8RB, GB



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	69 C	80 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

