

Flat 29, Hart Court Liverpool Road, Newcastle, ST5 2AL



Leasehold Offers in excess of £85,000

Bob Gutteridge Estate Agents are pleased to offer to the market this first-floor duplex flat, situated within Newcastle-under-Lyme town centre, providing ease of access to a wide range of local shops, schools, and amenities, whilst also offering excellent road links to the A34. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance hall, fitted kitchen/breakfast room, and an open-plan lounge/dining room. To the upper floor are two well-proportioned bedrooms together with a bathroom and separate WC. Externally, the property is set within well-maintained communal grounds and benefits from communal off-road parking, available on a first-come, first-served basis. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain.

Viewing is highly recommended to fully appreciate the spacious accommodation, convenient town centre location, and excellent value this duplex apartment has to offer.

ENTRANCE HALL

With Upvc double-glazed frosted front access door incorporating a frosted double-glazed side panel, pendant light fitting, built-in meter cupboard, panelled radiator, staircase rising to the first floor landing, door to a built-in storage cupboard providing ample domestic shelving and storage space, and door leading to:

FITTED KITCHEN / BREAKFAST ROOM 3.20m x 2.64m (10'6" x 8'8")

With Upvc double-glazed window to the front, fluorescent tube light fitting, extractor fan, a range of base and wall-mounted cherry wood-effect storage cupboards providing ample domestic cupboard and drawer space, plumbing for an automatic washing machine, space for an electric cooker, panelled radiator, space for a fridge/freezer, and power points.



LOUNGE / DINING ROOM 4.11m x 4.14m + recess (13'6" x 13'7" + recess)

With Upvc double-glazed window to the front, two pendant light fittings, double-panelled radiator, BT telephone connection point (subject to the usual transfer regulations), feature fireplace incorporating a modern coal-effect electric fire, TV aerial connection point, and power points.



FIRST FLOOR LANDING

With access to loft space, battery-operated smoke alarm, two pendant light fittings, and door to a built-in boiler cupboard housing a Vaillant combination gas boiler providing the domestic hot water and central heating systems.

BEDROOM ONE (FRONT) 3.84m x 2.74m (12'7" x 9'0")

With Upvc double-glazed window to the front, pendant light fitting, panelled radiator, power points, and door to a built-in wardrobe providing ample domestic hanging and shelving space.



BEDROOM TWO (REAR) 3.81m reducing to 3.28m x 3.53m (12'6" reducing to 10'9" x 11'7")

With Upvc double-glazed window to the rear, four-lamp light fitting, panelled radiator, power points, and built-in wardrobe providing ample domestic hanging and storage space.



FIRST FLOOR WC 1.65m x 0.81m (5'5" x 2'8")

With Upvc double-glazed frosted window to the rear, pendant light fitting, low-level dual-flush WC, panelled radiator, and wood-effect laminate flooring.



FIRST FLOOR BATHROOM 1.65m x 1.45m (5'5" x 4'9")

With Upvc double-glazed frosted window to the rear, pendant light fitting, white suite comprising pedestal wash hand basin, panelled bath with Mira electric shower over, wood-effect flooring, and panelled radiator.



EXTERNALLY

MAINTAINED GROUNDS

This is set on a maintained development with communal garden space, a bin store and access to;

OFF ROAD PARKING

With a communal off road parking area based on a first come, first serve basis.



LEASEHOLD INFORMATION

Lease Start Date: 2nd September 2007
Lease End Date: 3rd September 2132
Lease Term Remaining: 106 Years
Lease Term 125 Years from 3rd September 2007

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.

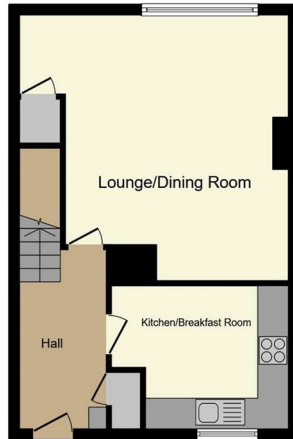
SERVICES

Main services of gas, electricity, water and drainage are connected.

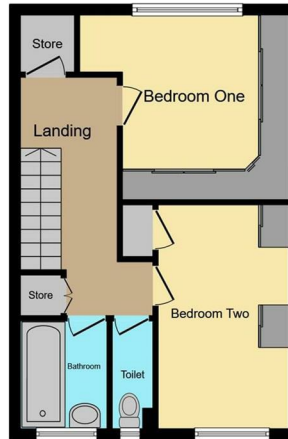
VIEWING

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

Hart Court, Liverpool Road, Newcastle



Ground Floor



First Floor

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

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HOURS OF OPENING

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



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