

Flat 27, The Mount St. Georges Second Avenue, Porthill, Newcastle, Staffordshire, ST5 8RB



Leasehold Offers in excess of £94,950

**** Buy To Let Investment - Currently Let and Generating £525 PCM **** Bob Gutteridge Estate Agents are delighted to bring to the market this well presented modern day apartment situated in this leafy and established district of Porthill which provides ease of access to local shops, schools and amenities as well as providing good road links to both the A34 & A500. This property is enhanced with Upvc double glazing along with electric heating and provides a well designed layout of accommodation comprising of entrance hall, spacious "L" shaped lounge / kitchen / diner, two bedrooms plus an en-suite shower room and a master bathroom. Externally the property is set on maintained grounds and the property comes with an allocated off road parking space.

ENTRANCE HALL

With flat panel front access door with inset peep hole, coving to ceiling, two pendant light fittings, electricity consumer unit, intercom, power points, electric heater, smoke alarm, door to built in storage cupboard with ample shelving space, door to built in airing cupboard with hot water cylinder and doors from entrance hall provide access to rooms including;

"L" SHAPED FITTED KITCHEN / DINER / LOUNGE 6.40m x 5.21m reducing to 2.95m (21'0" x 17'1" reducing to 9'8")

With Upvc double glazed window to rear with inset lead pattern, two Upvc double glazed windows to side with inset lead pattern, coving to ceiling, two pendant light fittings, BT telephone point (Subject to usual transfer regulations), t.v.aerial socket, wall mounted electric heater, power points, a range of base and wall mounted beech wood effect storage cupboards providing ample domestic 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 electric hob unit with oven beneath plus extractor hood above, built in Bosch washer / dryer, built in fridge with freezer compartment, ceramic splashback tiling, spurs for appliances, vinyl cushion flooring and four light fittings.



BEDROOM ONE 3.76m to wardrobe frontage x 2.82m (12'4" to wardrobe frontage x 9'3")

With two Upvc double glazed windows to rear with inset lead pattern, pendant light fitting, Dimplex electric wall heater, BT telephone extension, power points, wardrobes providing ample domestic hanging plus storage space and door leads off to;



EN-SUITE SHOWER ROOM 1.85m x 1.32m (6'1" x 4'4")

With globe light fitting, extractor fan, a white suite comprising of low level w.c., pedestal sink unit, walk in shower cubicle with glazed access door, Redwing electric shower, ceramic splashback tiling with decorative border tile, vinyl cushion flooring, electric shaver socket and wall mounted towel radiator.



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

With Upvc double glazed window to rear with inset lead pattern, pendant light fitting, Dimplex electric wall mounted heater and four power points.



MASTER BATHROOM 1.85m x 1.98m (6'1" x 6'6")

With globe light fitting, extractor fan, a white suite comprising of low level w.c., pedestal sink unit, panelled bath unit with mixer tap above with shower attachment, ceramic wall tiling with inset decorative mosaic border tile, vinyl cushion flooring, electric shaver socket and wall mounted electric towel radiator.



EXTERNALLY



MAINTAINED GROUNDS

The property is set on a leafy and well communal grounds with allocated bin stores.

OFF ROAD PARKING

The property boasts the added benefit of allocated off road parking for a vehicle.

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

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

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

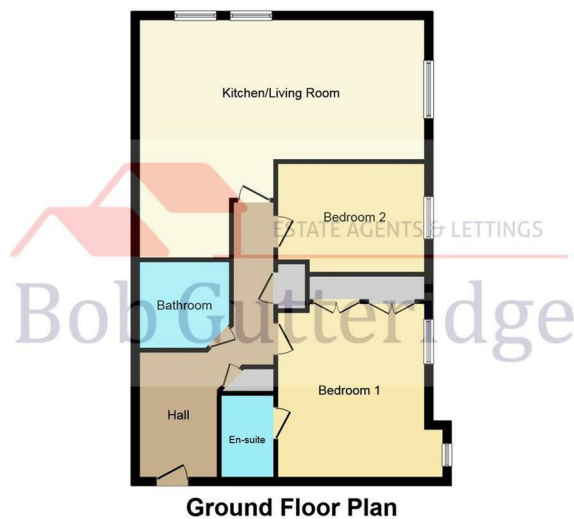
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

TENURE

The apartment is Leasehold. and we are understood from the vendor to be 999 years from approximately 2003.

SERVICE CHARGE AND GROUND RENT

Service Charge : We are advised by the vendor that the annual service charge is £709.34 (for the year until the end of March 2019). Building Insurance : Currently approximately £260 per annum. Ground Rent : £250 per annum payable on the 1st January each year.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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