



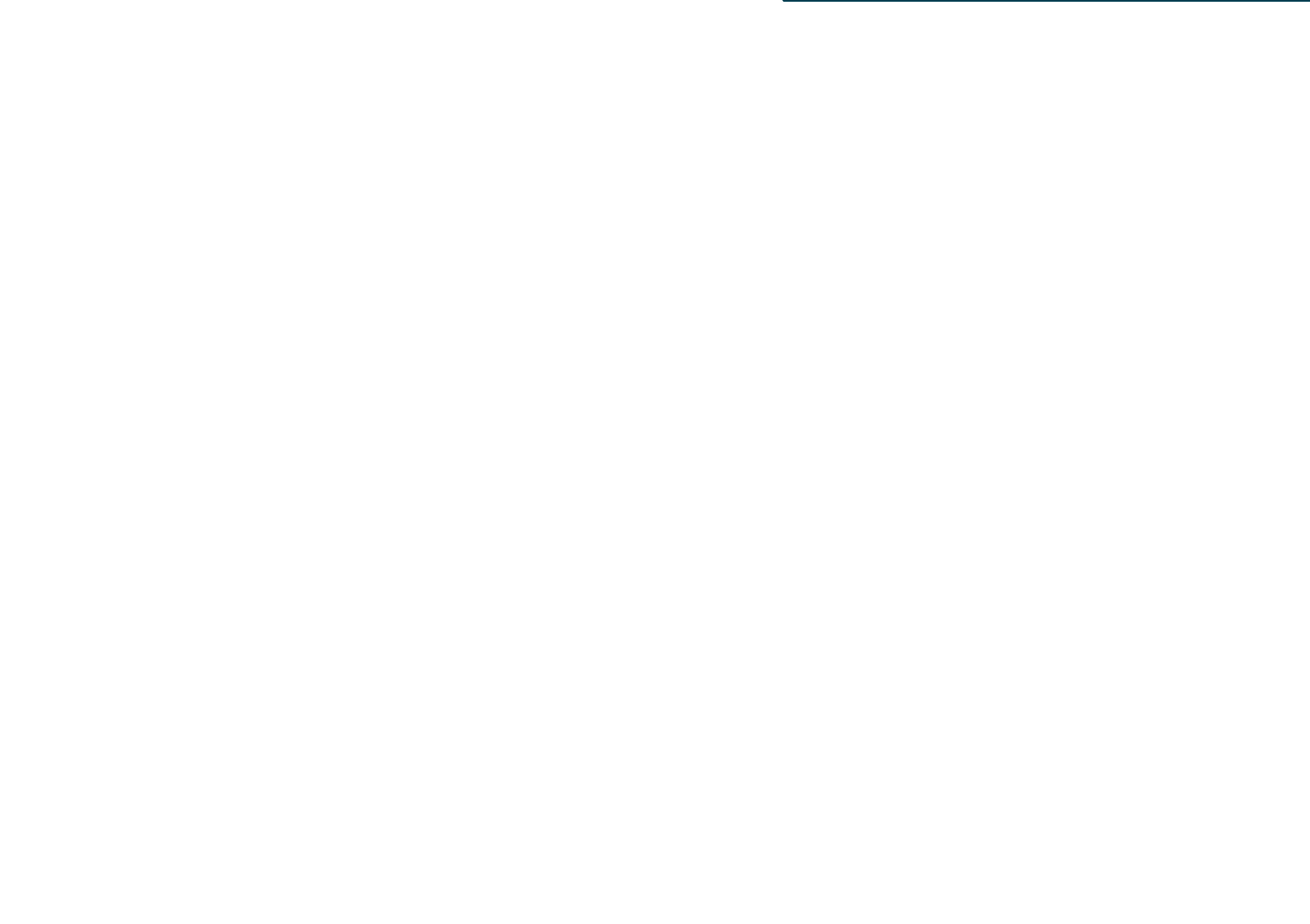
Newcroft Court, 81
Albert Terrace,
Wolstanton



OneAgency

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Offers in the Region of £110,000

Bungalow situated in the sought after location of Wolstanton (Access from Albert Terrace). The property is for the over 55's and benefits from communal gardens.







ENTRANCE LOBBY

Door to front, radiator.

LOUNGE

4.96m x 3.33m (16' 3" x 10' 11") Double glazed window to front, radiator.

INNER HALL

Built in storage areas.

BEDROOM

2.87m x 3.97m (9' 5" x 13' 0") Double glazed window to side and rear, radiator, fitted wardrobes.

KITCHEN

2.04m x 2.98m (6' 8" x 9' 9") Fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit, part tiled walls, plumbing for automatic washing machine, double glazed window to rear, radiator.

SHOWER ROOM

Shower cubicle with mains shower, WC, hand wash basin, radiator, double glazed frosted window to side, radiator, part tiled walls, tiled floor.

OUTSIDE

Communal gardens

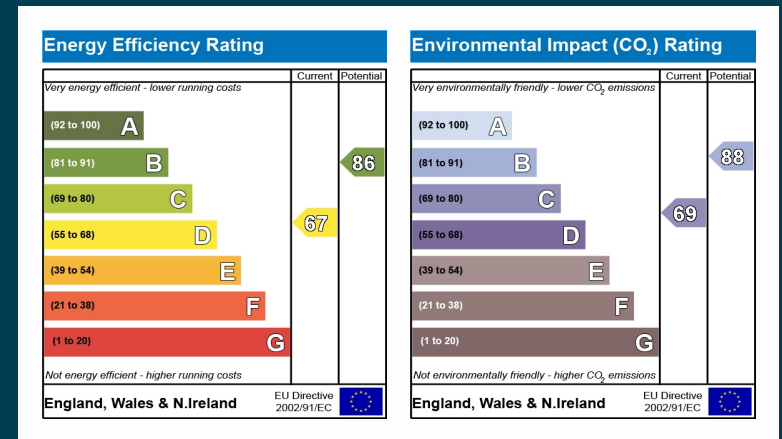
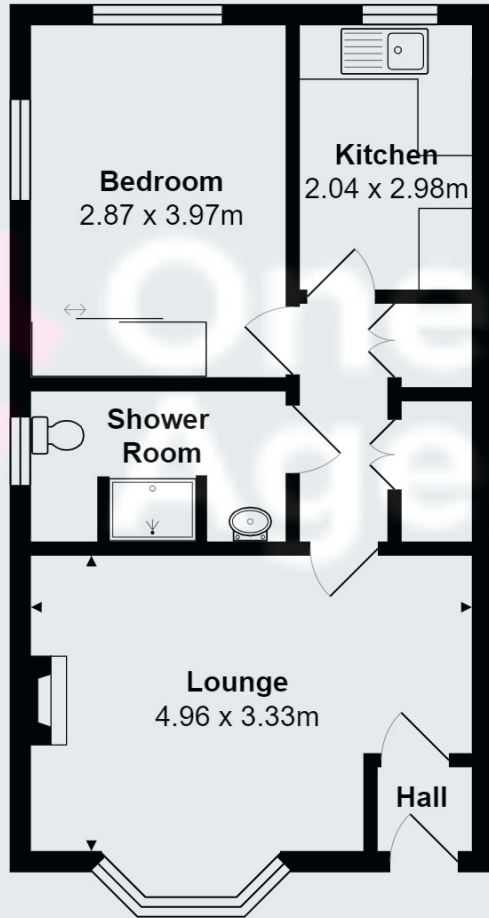
AGENTS NOTES

We understand the bungalow is freehold but there is service charge is in the region of £67.73 per month towards the communal charges (based on a statement we have seen dated February 2020, which is available on request to show what is included). Potential buyers are recommended to make their own enquiries in respect of this via your chosen solicitor. Buyers must be over the age of 55, in need of and not unsuitable for sheltered housing. They must also be capable of independent living. Evidence will be required of these.





Total Area: 46.9 m²
 All contents, positioning & measurements are approximate and for display purposes only



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

