



## Adlington House, Wolstanton



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# £85,000

Modern and spacious two bedroom ground floor luxury retirement apartment, set within Adlington House development in the heart of Wolstanton Village with all it's amenities. Offered with no chain involvement for the over 55's offers an independent lifestyle with 24 hour on site care and support for residents available. There are a wide range of facilities which include social activities, clubs and events, waitress service restaurant with separate private dining room and lounge. In addition to this there is a spa and therapy room, internal mobility and wheelchair store with charging facilities, fully furnished guest suite with en suite, hairdressing salon and lifts to all floors. The apartment benefits from UPVC double glazing, modern electric heating system, secure video entry system, and a utility area. Externally there is a private balcony over looking the communal landscaped gardens with private residents parking to the rear.





## Ground Floor

### Hall

Composite front door, intercom with live feed, ceiling down lights and sockets. Separate utility cupboard off with plumbing for washing machine and sockets.

### Lounge

6.97m x 4.21m (22' 10" x 13' 10") French doors to balcony, fireplace and surround, electric heater and carpet flooring.

### Kitchen

2.64m x 2.39m (8' 8" x 7' 10") A range of wall and base units with worktops, stainless steel sink basin with mixer tap, integral oven and microwave, electric hob with hood over, integral dishwasher, fridge/freezer, double glazed window and tiled flooring.

### Bedroom One

3.79m x 2.92m (12' 5" x 9' 7") A double glazed window, built in wardrobe, electric radiator and carpet flooring.

### Bedroom Two

3.93m x 2.95m (12' 11" x 9' 8") A double glazed window, built in wardrobe, electric radiator and carpet flooring.

## Bathroom

2.44m x 1.78m (8' 0" x 5' 10") A walk in shower unit with glass screen, pedestal hand wash basin, low level W/C, tiled walls, chrome towel radiator and vinyl flooring.

## External

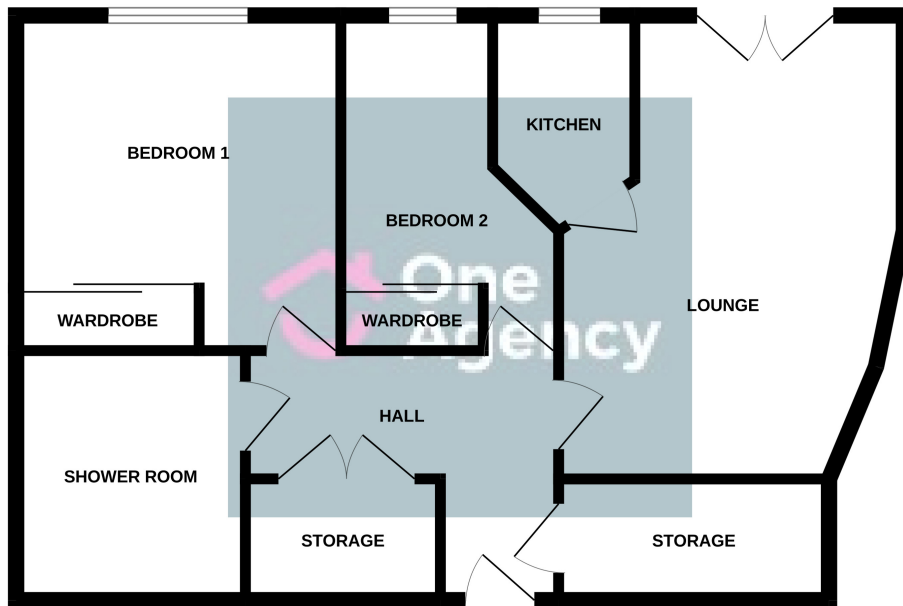
Communal garden areas and private residents parking.

## AGENTS NOTES

LEASEHOLD 125 YEARS from 1st April 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 THE SERVICE CHARGE WHICH WE UNDERSTAND IS CURRENTLY £688.27 PER MONTH FOR A 2 BED BASED ON THE KEY FACTS DOCUMENT 2025/26. WE RECOMMEND INTERESTED PARTIES DISCUSS THE TERMS WITH THE MANAGEMENT AT ADLINGTON HOUSE BEFORE MAKING AN OFFER. WE HAVE A SELECTION OF DOCUMENTS WHICH WE CAN SEND ON REQUEST.

THE COUNCIL TAX BAND IS D AND THE LOCAL AUTHORITY IS NEWCASTLE-UNDER-LYME.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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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.