



Adlington House
Wolstanton ST5 0HZ



OneAgency

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£155,000

Modern, spacious two bedroom ground floor luxury retirement apartment, set within the most sought after Adlington House development in the heart of Wolstanton Village with all its 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. 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 and secure video entry system. Externally there french doors with outside sitting area and communal gardens and residents parking.





ENTRANCE HALL

Built in storage area.

MASTER BEDROOM

4.50m x 2.94m (14' 9" x 9' 8") Double glazed window to front, radiator, built in wardrobes.

EN SUITE WET ROOM

2.53m x 1.77m (8' 4" x 5' 10") Mains shower, WC, hand wash basin, heated towel rail, tiled walls.

BEDROOM TWO

4.50m max x 2.96m max (14' 9" x 9' 9")

LIVING ROOM

6.88m max x 3.42m max (22' 7" x 11' 3") French doors opening onto the outside sitting area. radiator, fireplace.

KITCHEN

Fitted with a range of wall, base and drawer storage units, fitted oven, fitted hob with extractor fan over, integral dishwasher, integral fridge and freezer, stainless steel sink and drainer unit with mixer tap, tiled floor.

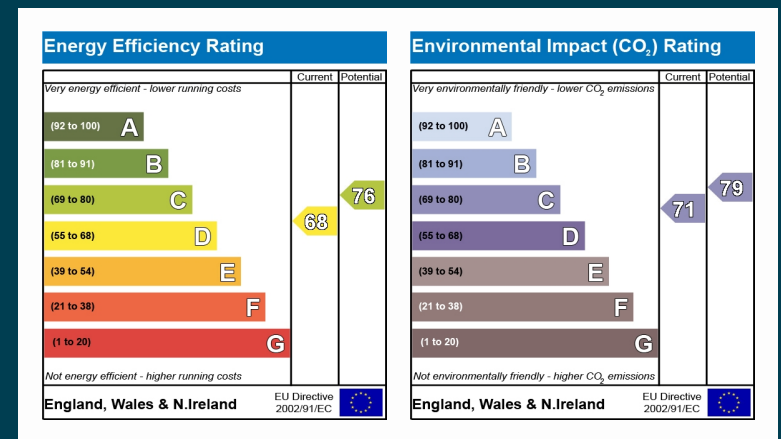


BATHROOM

3.22m x 1.68m (10' 7" x 5' 6") Bathroom suite comprising of panelled bath with shower over, WC and pedestal wash hand basin, tiled walls, tiled floor, heated towel rail.

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 SERVICE AND WELL BEING CHARGES DETAILS OF WHICH ARE AVAILABLE ON REQUEST. WE UNDERSTAND THE MONTHLY FEES AND CHARGES FROM 1ST APRIL 2020 TO MARCH 2021 ARE £620.26.



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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.**

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