



High Street,  
Wolstanton



**OneAgency**

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# £85,000

Modern, spacious two bedroom, third floor luxury retirement apartment, set within Adlington House development in the heart of Wolstanton, 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 are communal gardens and residents parking.







#### ENTRANCE HALL

Built in storage area.

#### LIVING ROOM

6.22m Max x 4.27m Max (20' 5" x 14' 0")  
Feature fireplace, electric wall heater, double glazed window.

#### KITCHEN

Double glazed window, fitted with a range of wall, base and drawer units, fitted oven and microwave, fitted hob with extractor fan above, integral fridge and freezer stainless steel sink and drainer unit with mixer tap, tiled floors.



#### WET ROOM

2.53m x 1.94m (8' 4" x 6' 4") Electric shower, WC, hand wash basin, tiled walls, heated towel rail.

#### BEDROOM ONE

4.65m max x 4.40m (15' 3" x 14' 5") Double glazed Velux window, fitted mirrored wardrobes, electric wall heater.

#### BEDROOM TWO

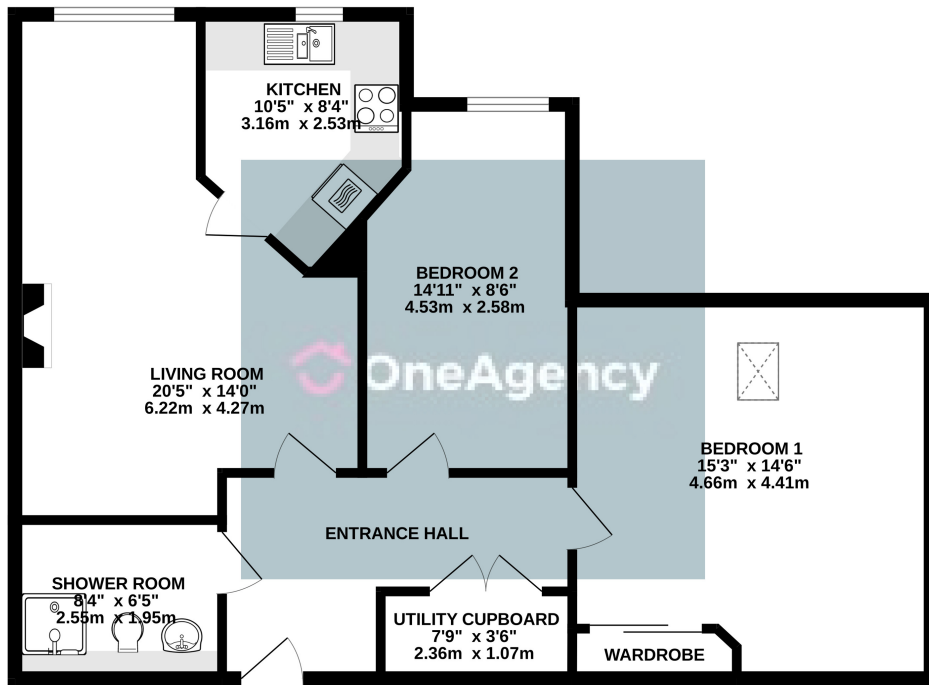
2.57m x 4.53m (8' 5" x 14' 10") Electric wall heater, double glazed window.

#### AGENTS NOTES

THE SALE IS SUBJECT TO THE GRANT OF PROBATE AND WE UNDERSTAND THE APPLICATION HAS ALREADY BEEN SUBMITTED.

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 CAN BE SENT ON REQUEST.

## 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.  
Made with Metropix 62025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(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.