



High Street,
Wolstanton, Newcastle-
under-Lyme

 **OneAgency**

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£125,000

Modern and spacious two bedroom first floor luxury retirement apartment, set within Adlington House development in the heart of Wolstanton Village with all its amenities. Recently decorated and carpeted this property is 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.





ENTRANCE HALL

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

LOUNGE/DINING ROOM

5.96m x 2.79m (19' 7" x 9' 2") Modern electric fire with feature surround, electric storage heater, sockets and a set of Upvc double glazed French doors leading to balcony which overlooks communal gardens.

KITCHEN

3.43m x 2.18m (11' 3" x 7' 2") A range of fitted, shaker style, soft closing wall and base units with complimentary work surfaces, one and a half bowl sink unit inset with chrome mixer tap and tiled splash backs. Integrated appliances include; ceramic hob with extractor over, electric fan oven with grill, eye level microwave, fridge, freezer and a dishwasher. Tiled flooring, ceiling down lights, electric radiator and sockets.

BEDROOM ONE

4.54m x 3.88m (including en suite) (14' 11" x 12' 9") Upvc double glazed window over looking communal gardens, fitted mirror wardrobes, electric radiator, sockets and en-suite wet room off.

EN SUITE WET ROOM

Wet room suite comprising of walk in shower, pedestal wash hand basin with chrome mixer tap and a low flush W/C. Fully tiled walls, mirrored cabinet with lighting, chrome heated towel rail, ceiling down lights and non-slip flooring.

BEDROOM TWO

4.75m x 2.72m (15' 7" x 8' 11") Upvc double glazed window overlooking communal gardens, electric radiator and sockets.

BATHROOM

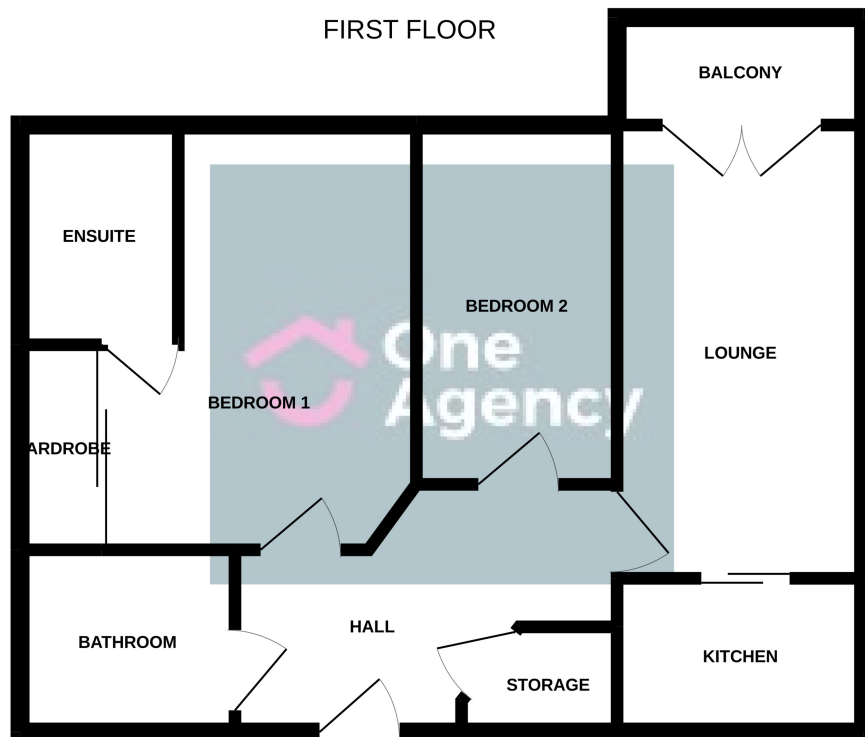
2.49m x 1.65m (8' 2" x 5' 5") Modern bathroom suite comprising of panelled P-shaped bath with chrome mixer tap, glass screen and shower attachment over, pedestal wash hand basin with chrome mixer tap and a low flush W/C. Fully tiled wall and floor, mirrored cabinet with lighting, heated chrome towel rail and ceiling down lights

EXTERNALLY

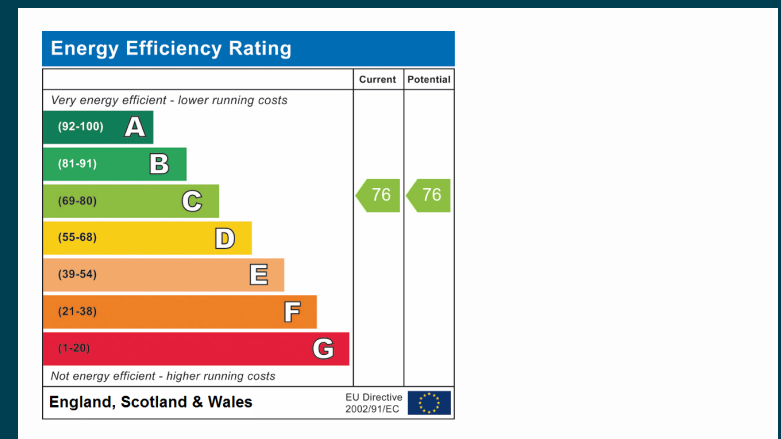
Beautiful communal landscaped gardens to the rear and also private residents car parking.

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 SERVICE AND WELL BEING CHARGES. WE UNDERSTAND THE CURRENT SERVICE CHARGE IS £383.61 PER MONTH AND A WELLBEING CHARGE OF £269.87 PER MONTH. WE HAVE A KEY FACTS DOCUMENT & WELLBEING INFORMATION AVAILABLE ON REQUEST. THIS IS ALSO AVAILABLE FROM RECEPTION AT ADLINGTON HOUSE.



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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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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