

Red Gables Court

Church Leigh, Stoke-on-Trent, ST10 4SH



Beautifully presented and enhanced modern first floor dual aspect apartment, enjoying pleasant views, situated in the quiet village of Church Leigh.

£145,000



John German

An ideal first step onto the property ladder, downsize, lock and leave bolt hole or investment, internal inspection of this lovely apartment is strongly advised to appreciate its size and condition, layout and impressive views to the front over the fields and the rear towards the attractive village church.

Situated in the popular village of Church Leigh, within easy walking distance to its amenities which include the small village shop and post office, All Saint's First School and the recreational ground. Several walks to the surrounding countryside are also on the doorstep. The towns of Uttoxeter, Cheadle, Stafford and Stone are all within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent. It is also ideally located for JCB Heavy Products.

Electronically operated entrance door opens to the pleasant communal lobby area where stairs rise to all floors.

A private entrance door opens to the welcoming hall providing an impressive introduction into the home with built in doaks cupboard and airing cupboard, plus doors leading to the well proportioned accommodation.

The spacious lounge/dining room enjoys an abundance of natural light with rear facing windows overlooking the surrounding countryside and towards the village church. An arch leads to the well equipped kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below the window enjoying the same lovely rear views, fitted electric hob with double oven under and integrated appliances including a washing machine, fridge and freezer.

The two good sized bedrooms are positioned to the front of the apartment enjoying views over the surrounding fields and countryside. The impressive master bedroom has a built in wardrobe and storage cupboard plus the benefit of a fitted en suite shower room, having a white modern three piece suite incorporating a double shower cubide.

Completing the accommodation is the fitted bathroom, also having a white modern suite incorporating a panelled bath with a mixer shower attachment and glazed screen above.

Outside, the apartment benefits from an allocated parking space to the rear, plus the use of shared visitors' spaces.

What3words: isolating.aplified.upstairs

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease commenced 26th January 2007. Ground rent and service charges applicable.

Services: Electric storage heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.eaststaffsbcc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11052023


Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B
69-80	C	C	B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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