

Red Gables Court

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



Well presented modern ground floor apartment providing generously sized accommodation, with its own enclosed rear garden and adjacent parking, situated in the popular village.

£140,000



John German

Whether looking for your first home, to downsize for a lock and leave country bolthole or for a buy to let investment, consideration of this lovely ground floor apartment is strongly recommended. Viewing is also advised to appreciate its room dimensions and notable benefits including its private entrance, enclosed rear garden with its adjacent parking.

Situated towards the edge of the popular village of Church Leigh within walking distance to its amenities including the small post office and shop, The Star public house, first school, village hall and recreational ground, plus the picturesque All Saints church and countryside walks. The towns of Uttoxeter, Cheadle, Stone and Stafford are all within easy commutable distance as is the A50 dual carriageway road network.

Accommodation: An entrance door to the front opens to the well-proportioned lounge dining room, providing an impressive introduction to the home with a living flame effect electric fire and feature surround in the lounge area, built-in storage and a window providing natural light. An arch leads to the fitted kitchen which has a range of base and eye level units with work surfaces, inset sink unit set below the side facing window, fitted electric hob with a double oven under, an integrated fridge freezer and plumbing for a washing machine.

Also positioned to the front of the home is the second bedroom, which could be used alternatively as a study depending on your needs.

To the rear of the home is the master double bedroom, having a range of fitted furniture incorporating wardrobes, bedside cabinets, storage cupboards and drawers, plus uPVC double glazed French doors opening to the property's own enclosed garden. A door leads to the superior Jack and Jill ensuite bathroom which has a four piece suite incorporating both a panelled bath and a separate double shower cubicle with a mixer shower over, plus a built-in airing cupboard, rear facing window and a door returning to the reception area.

Outside: To the rear, the apartment benefits from its own enclosed low maintenance flag stoned garden, with space for a useful shed, timber decking and gated access to the rear. To the front is a shared garden laid to lawn. Shared vehicular access leads to the rear of the property where the allocated parking space is adjacent to the garden, plus the use of shared visitors' spaces.

What3Words: steps.eagle.lifestyle

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

There is a 125 year lease commencing from 1st January 2006.

Service charge £1630 per annum. Ground rent £125 per annum.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Allocated space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

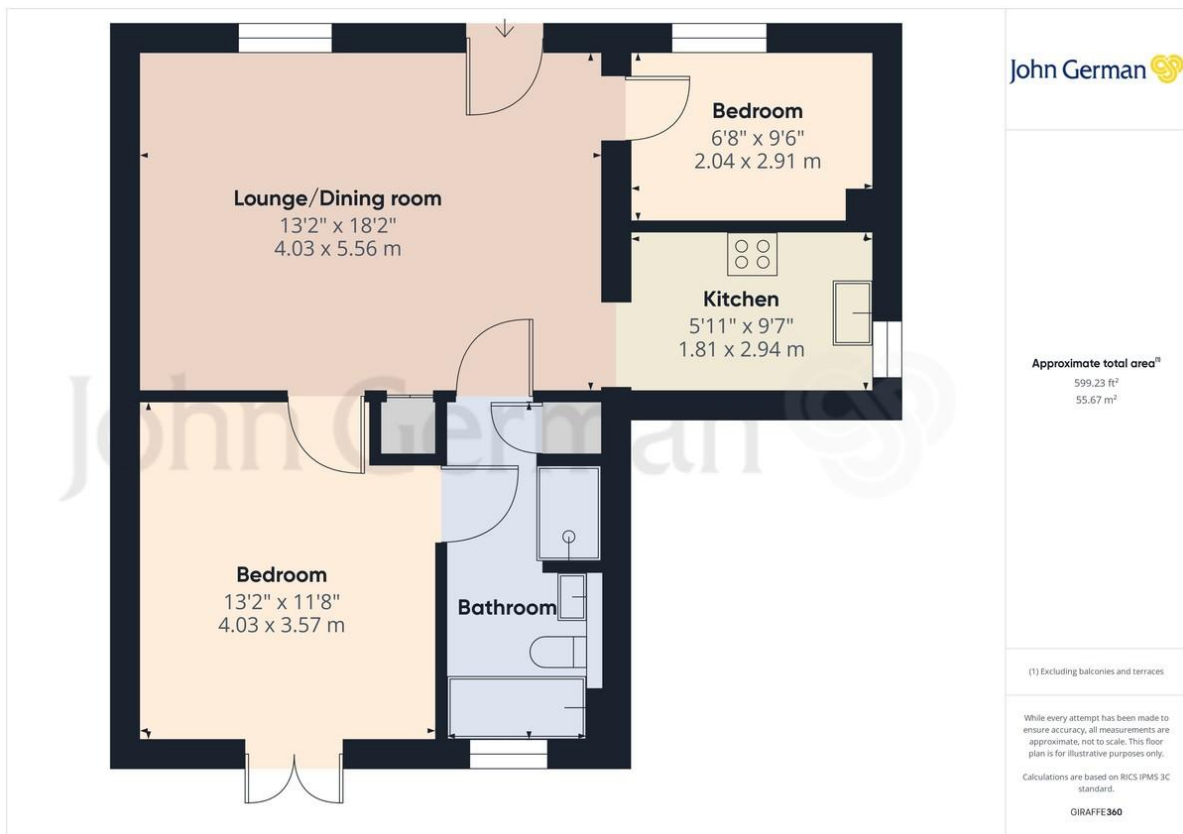
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA05112024

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