

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/>

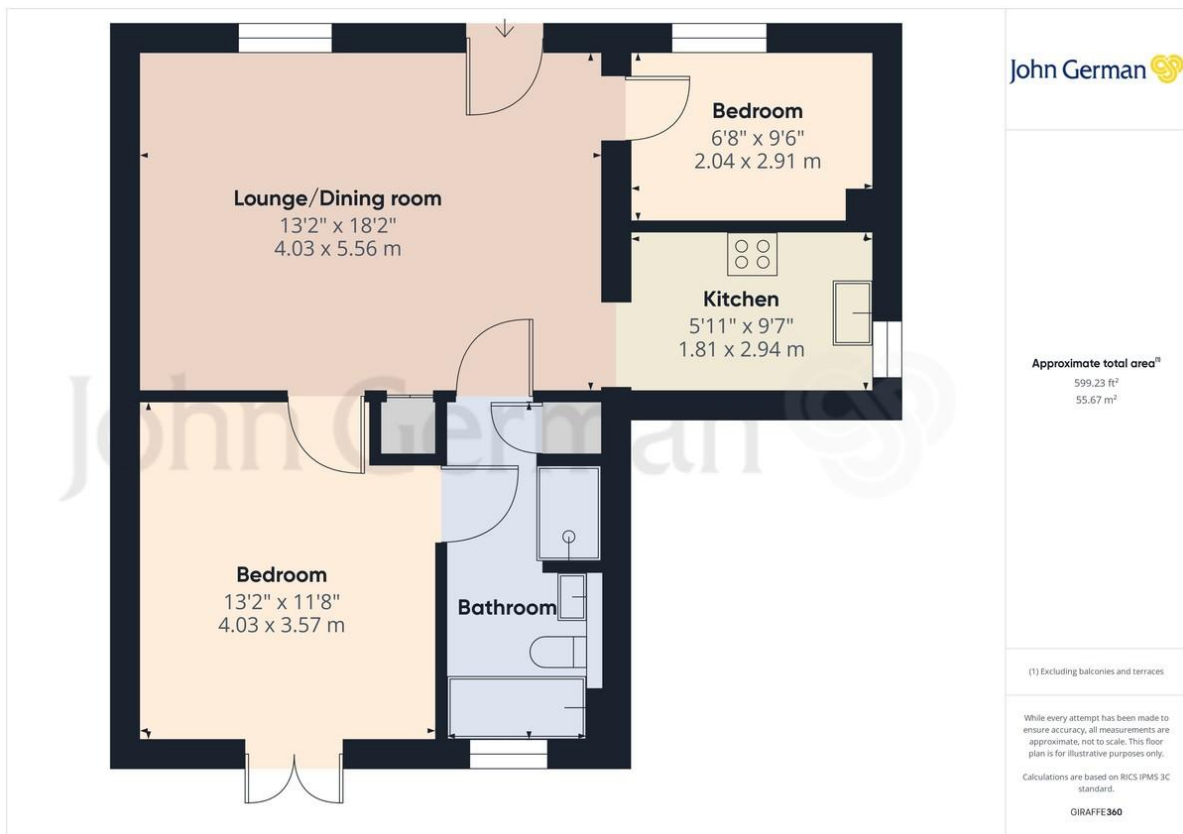
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA05112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent