



McCarthy & Stone  
RESALES



Portland Grange

45 Portland Grange, Portland Street, Leek, ST13 6LY  
Asking price £265,000 LEASEHOLD

For further details  
please call 0345 556 4104

# 45 Portland Grange, Portland Street, Leek, ST13 6LY

A SECOND FLOOR LUXURY TWO BEDROOM RETIREMENT APARTMENT. Part of our retirement living range.

## Apartment

A spectacular top floor two bedroom dual aspect property with a south facing aspect and superb views out towards the Cheshire hills. The sale includes high quality carpets, blinds and curtains throughout. Also benefits from a designated parking space. Must be viewed to appreciate.

## Portland Grange

Portland Grange is purpose built by McCarthy & Stone for retirement living, located in the attractive town of Leek, close to the town centre, local amenities and transport links. The development consists of 49 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## Entrance Hallway

Front door with spy hole leads to an imposing entrance hall - the apartment security door entry system with intercom and the 24-hour emergency response system are located in the hallway. There is also a mains wired smoke detector. From the hallway there are doors to two separate large walk-in storage cupboards, with one housing the hot water boiler and the washer dryer machine. Further doors from

the hallway lead to the lounge, both bedrooms and the shower room.

## Living room

A very good size room which is wonderfully bright and airy due to its dual aspect corner position and windows which are floor to ceiling on both sides. There is also a feature fireplace with inset fire which acts as an attractive focal point. There is ample space for dining TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets. Oak effect door with clear glass panels leads onto a separate kitchen.

## Kitchen

Fully fitted kitchen with a range of low and eye level units and drawers. Under pelmet lighting. Stainless steel sink with mono lever tap, drainer and window above with pleasant outlook. Built-in Bosch oven at waist height, ceramic hob with extractor hood and integrated fridge/freezer. Tiled floor.

## Master Bedroom

A very large double bedroom boasting an en-suite shower room and a walk-in wardrobe. Floor to ceiling double glazed windows, Two Ceiling lights. TV and telephone point. A range of power sockets.

## En-Suite

Luxury En-Suite shower room comprising; WC; and wash hand basin built in to vanity cupboard, fitted mirror above sink; shaver point. Double width, level access shower unit with glass screen, wall mounted electric towel rail. Tiled floor

## Bedroom two

Good size second double bedroom with full height window, TV, telephone point and power points.

## Shower room

Luxury shower room with walk in double width unit and glass screen, low level WC with concealed cistern, vanity unit with in built sink and mirror above with sensed light and shaver point connection, wall mounted heater.

## Service charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## Lease information

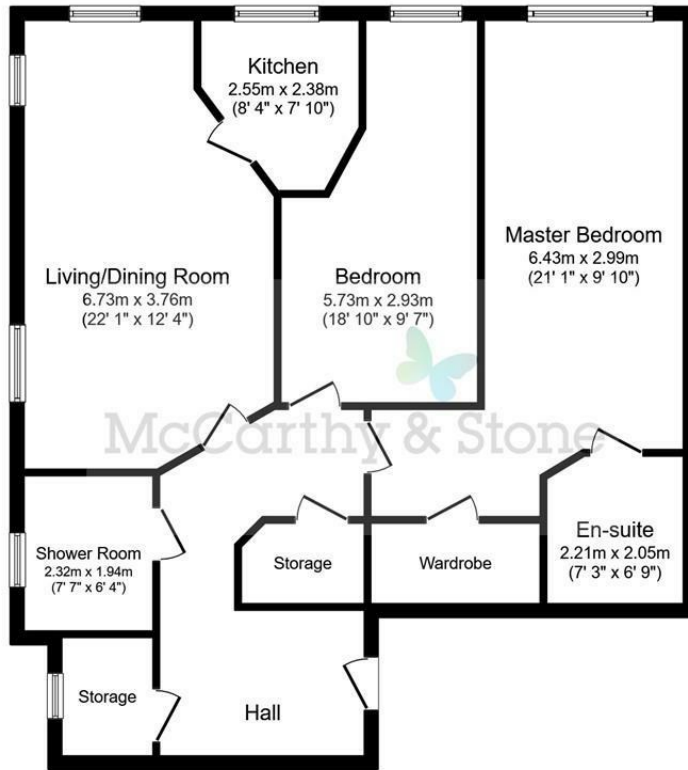
999 years from the 1st Jan 2019

## Parking

Apartment comes with its own designated parking place







**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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