



Apartment 37, Portland Grange Portland Street  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## Apartment 37, Portland Grange Portland Street

Leek  
ST13 6LY

\* A fabulous one bedroom apartment has become available at the McCarthy & Stone Retirement Living development.

\* Situated close to the town centre of the market town of Leek, within easy reach of all the town's local amenities and transport links.

\* Designed exclusively for the over 60's, this Retirement Living development gives you the best of both worlds. You have the benefit of owning your own home, free from worries about external maintenance or gardening – and there's support from an onsite manager.

\* The apartment is situated on a first floor corner plot position with lift access and briefly comprises: Large Entrance Hall, Lounge, Fitted Kitchen with integrated appliances, Double Bedroom with walk-in wardrobe, Study, Shower Room with a double shower, W.c & wash basin, Utility Area/Boiler Room. Externally the property boasts a parking space.

\* Residents at Portland Grange enjoy access to the entire complex, including the landscaped gardens with seating areas, a Mobility Scooter Store, sociable Communal lounge with Wi-Fi, and the exclusive roof top terrace - perfect for catching some sun and admiring the views over Leek. There's also a Guest Suite available for visitors to spend the night (priced per night stay).

Offers In The Region Of £215,000



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Leek - 01538 383344



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# General Information



**Entrance Hall**  
Electric heater.

**Study**  
Window to side.

**Inner Hallway**  
Meter cupboard. Storage cupboard with plumbing point.

**Living Room**  
Electric heater. Wall mounted electric fire.

**Bedroom**  
Electric heater. Doors to walk-in wardrobe.

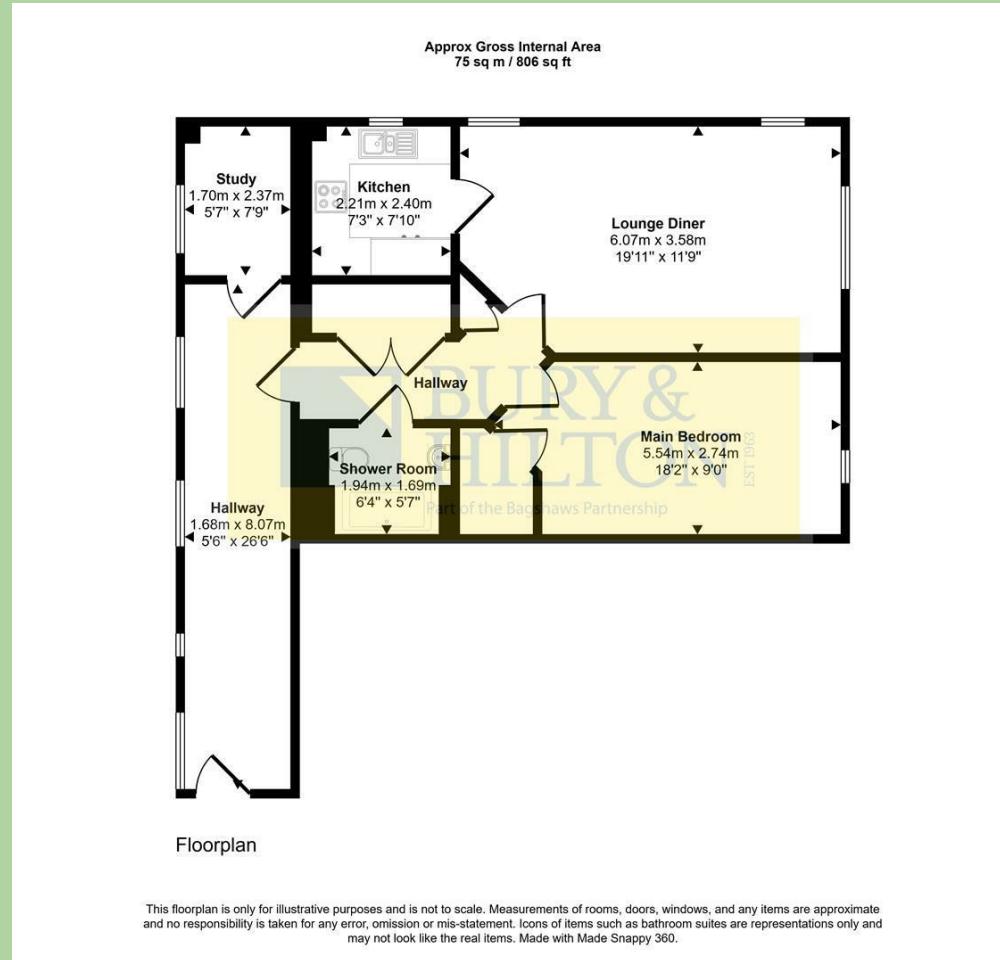
**Kitchen**  
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric oven. Electric hob with extractor unit above. Tiled floor. Integrated fridge / freezer.

**Shower Room**  
Large walk-in shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled walls.

**Outside**  
Allocated parking area. Use of communal garden areas.

**Broadband Connectivity**  
We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

**Fixtures and Fittings**  
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.



### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

### Tenure and Possession

The property is sold leasehold with vacant possession granted upon completion.  
997 years left on lease

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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