



Asking Price £105,000 Leasehold

2 Bedroom, Apartment - Retirement

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Churchill
Sales & Lettings
Retirement Property Specialists

Lisbon Place

Lisbon Place is a development of 31 retirement apartments.

Lisbon Place is located in an affluent and desirable area in Newcastle-Under-Lyme. It is surrounded by mature and attractive gardens for residents to enjoy.

Access to site fairly easy. There is a bus stop within 30 yards, a shop within 30 yards, a post office 1.2 miles, GP 1.2 miles and town centre 1.2 miles.

The Court Manager is on hand throughout the day (8am-1pm Mon-Fri) to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons. They are also responsible for the day to day running of the court including looking after the Health & Safety, property management and resident engagement.

Lisbon Place has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Development Manager during working hours and 24 hours, 365 days a year by the Careline team. Secure door entry system and sophisticated fire and smoke detection systems throughout the communal areas provide unrivalled peace of mind.

Lisbon Place is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Lisbon Place accepts residents over the age of 60.



Property Overview

****TWO BEDROOM RETIREMENT APARTMENT****

****70% Shared Ownership****

Churchill Sales & Lettings are delighted to be marketing this lovely Two Bedroom Ground Floor Apartment with Private Patio.

The Kitchen is accessed via the Living Room with a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in washer/dryer, oven, 4 ring electric hob with extractor hood over and a fridge/freezer. A window allows for light and ventilation.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture and a door opens to a useful storage cupboard. A large window provides lots of natural light.

Bedroom One is a good size double room with built in wardrobe. There is plenty of space for additional furniture. A door opens to the Owners private patio and garden space.

Bedroom Two is another good size room with a built in wardrobe. This room could be used as a Guest Room, Study, or Hobby Room.

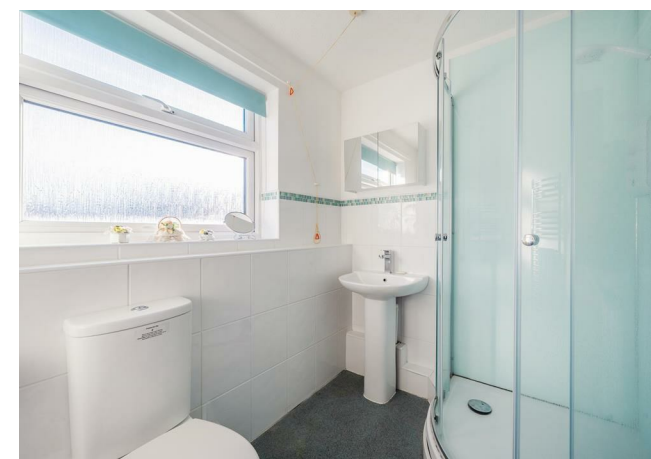
The Shower room offers a curved shower cubicle, a WC and wash basin with mirrored cabinet above.

Call us today to book your viewing at Lisbon Place!



Features

- Two bed ground floor apartment with patio
- 70% ownership
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners laundry
- Vibrant community
- Landscaped Gardens



Key Information

Service Charge (Year Ending 30th March 2025):
£2,917.56 per annum.

Ground Rent: There is no Ground Rent collected at this development

Council Tax: Band A

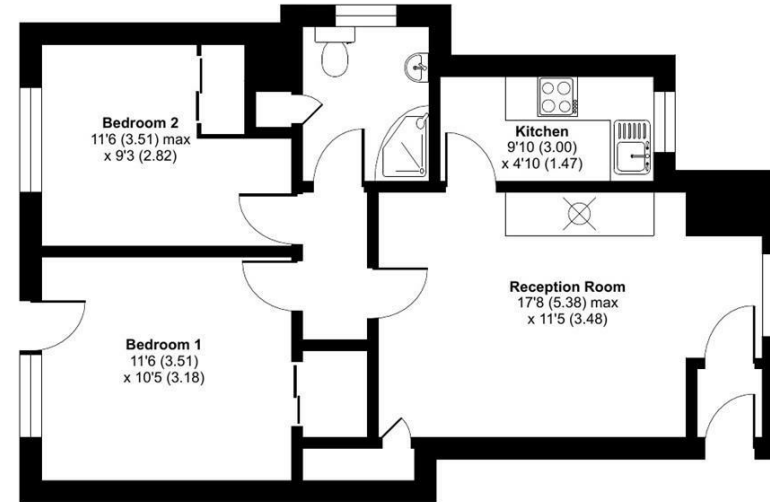
125 year Lease commencing 1997

This is a Shared Ownership property with a 70% Share.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, communal water rates, communal lighting, heating and cleaning, communal utilities and maintenance, garden maintenance, Local Housing Manager.

Approximate Area = 592 sq ft / 55 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1216909

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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