



Asking Price £125,000 Leasehold

2 Bedroom, Apartment - Retirement

21, Lisbon Place Lisbon Place, Newcastle-Under-Lyne, ST5 2TX



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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 GROUND FLOOR RETIREMENT APARTMENT

Welcome to Lisbon Place! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment. The property is presented in good order throughout and offers easy access to the communal gardens.

The Living Room is generous in size offering ample space for living and dining room furniture. There is a feature electric fireplace with attractive surround and a large window that provides lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is space for an oven and fridge/freezer. A window provides light and ventilation.

Bedroom One is a good-sized double room with two built-in wardrobes. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

Bedroom Two could be used as a separate Study or Hobby Room.

The Shower Room offers a walk-in shower with handrail, WC and wash basin with vanity unit beneath plus additional storage.



Features

- Two bedroom ground floor apartment with garden access
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- Landscaped Gardens
- 24 hours Careline system for safety and security
- Owners conservatory and patio area
- Vibrant community



Key Information

Service Charge (Year Ending 30th March 2026):
£2,917.54 per annum

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

Council Tax: Band A

99 Year Lease Commencing 1997

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

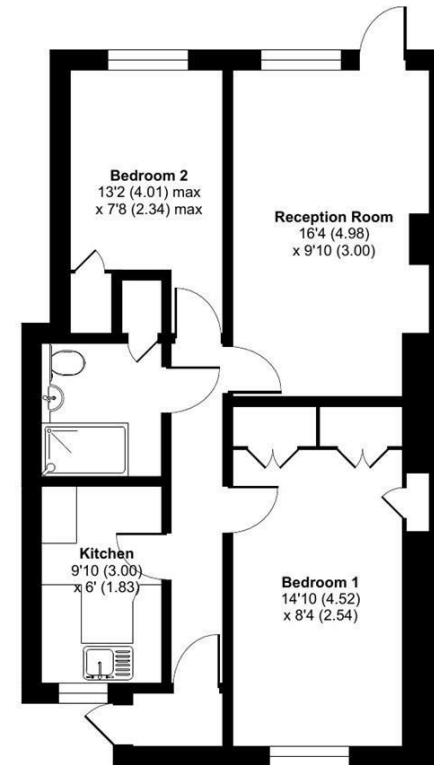
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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

EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/ahecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1285146

Approximate Area = 623 sq ft / 57.9 sq m
For identification only - Not to scale



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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