



Asking Price £125,000 Leasehold

2 Bedroom, Apartment - Retirement

15, Lisbon Place Westlands, Newcastle-Under-Lyme, Staffordshire, ST5 2TX



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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 55.



Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY

Welcome to Lisbon Place! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property is presented in good order throughout and is situated near the communal gardens, owners lounge and owners conservatory.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A door opens to the owners private balcony and provides lots of natural light.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven and microwave as well as a fridge/freezer. There is also a 4 ring electric hob with extractor fan overhead. A window provides light and ventilation.

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

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

The modern Bathroom is tiled throughout and offers a full sized bath tub with handrail, a WC and wash basin with vanity unit beneath plus additional storage.



Features

- Two bedroom first floor apartment
- 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
- Can be sold furnished or unfurnished



Key Information

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

Approximate Area = 579 sq ft / 53.8 sq m
For identification only - Not to scale

There is no Ground Rent collected at this development

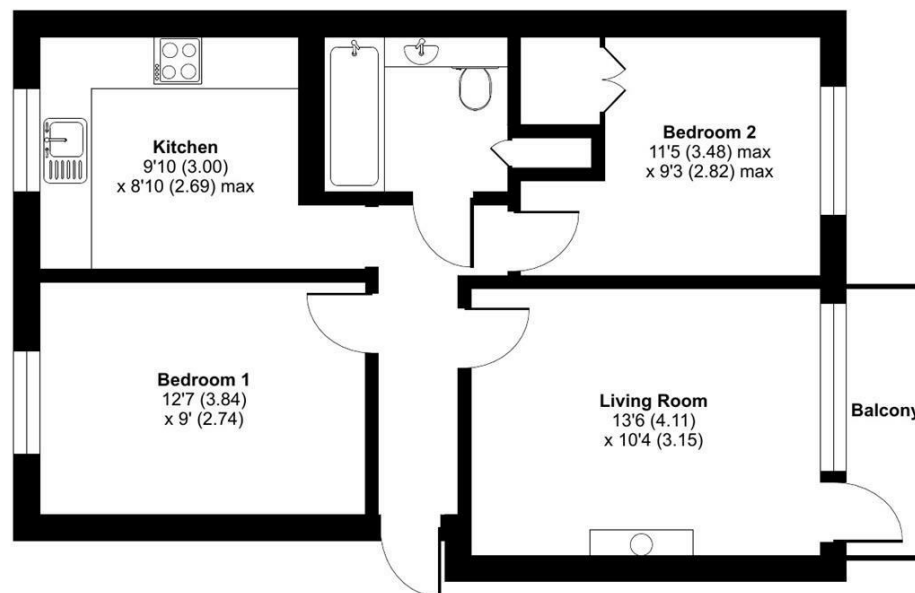
Council Tax: Band A

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.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1343157

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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