



**Asking Price £95,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

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

 0800 077 8717

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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 Development 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

**\*\*ONE BEDROOM GROUND FLOOR  
RETIREMENT APARTMENT WITH GARDEN  
VIEWS\*\***

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

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment with patio.

The Living Room is a generous size room and offers plenty of space for living and dining room furniture. A French door opens to a private patio area while also providing lots of natural light.

The Kitchen offers with a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4 ring electric hob, fridge/freezer. A window allows for light and ventilation.

The Bedroom is a good size double room with with a built-in wardrobe. A window keeps this lovely room bright and light and provides views over the communal gardens.

The shower room offers a large curved shower with handrail, a WC and wash basin with vanity unit beneath. There is also a storage cupboard.

This apartment won't be available for long!

Call us today to book your viewing at Lisbon Place



# Features

- One bedroom ground floor apartment
- Owners private patio
- Owners' lounge & conservatory with regular social events
- Lodge manager available 5 days a week
- 24 hours Careline system for safety and security
- Landscaped Gardens
- Vibrant community
- 70% Shared Ownership
- Excellent laundry facilities on site



# Key Information

Service Charge (Year Ending 31st March 2027):  
£3,140.90 per annum.

Approximate Area = 458 sq ft / 42.5 sq m  
For identification only - Not to scale

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

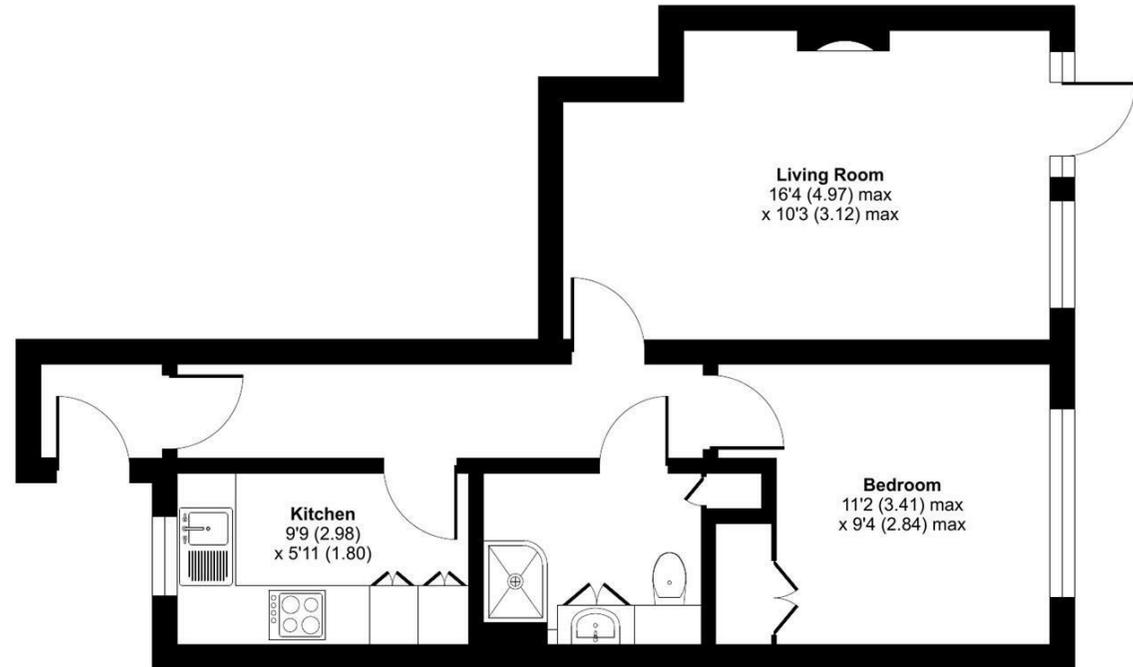
Council Tax: Band A

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, 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/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1371180

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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