



515 Pattern House Castle Street, Stalybridge, SK15 1AP

Offers Over £175,000

A Wilson Estates are delighted to offer for sale this luxury duplex apartment in the heart of Stalybridge.

From the moment you step out of the lift onto the top floor of Pattern House, and in through the front door of apartment 515 you know instantly that you have stepped into something special. The first thing that grabs your attention is the view from the floor to ceiling picture windows, and wow are these views spectacular, with panoramic views of the surrounding hills and scenery.

The open plan living area is flooded with natural light, with finishing touches such as the frameless glass balustrade, LED lighting, and juliet balcony to the side of the kitchen adding to the spacious feel of the room. With newly laid oak flooring, underfloor heating and a luxury kitchen including a boiling water tap and integrated appliances, this a fantastic multi-functional living space.

Off the main living area you will find a double bedroom complete with newly laid oak flooring, underfloor heating and a juliet balcony. There is also a shower room with utility area plumbed for automatic washing machine.

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, Stalybridge, SK15 1AP

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Communal Areas

Electronic front door with intercom. Post boxes. Stairs to all floors. Lift to all floors. Entrance to undercroft car park

Open Plan Living/ Dining/ Kitchen

20'4" x 25'5" (6.20m x 7.75m)

Double Glazed floor to ceiling window to front, double glazed floor to ceiling window to side, glazed door to side elevation with Juliet balcony. Newly laid Oak flooring (installed September 2023). Underfloor Heating. Newly re plastered walls and ceiling. LED spotlights with smart lighting. Luxury fitted kitchen area comprising of high gloss base and eye level units with corresponding worktops over. Integrated fridge freezer. Integrated dishwasher. Composite sink with drainer and boiling water tap. Built in electric oven with four ring halogen hob and extractor hood over. Glazed door leading out to balcony. Sliding door leading to bedroom 2. Stairs with frameless glass balustrade leading down to lower floor.

Balcony

Wrap around balcony with glass balustrades. Laid with decking. Panoramic views over Stalybridge, the Pennines and beyond.

Bedroom 2

13'6" x 8'3" (4.11m x 2.51m)

Accessible via two different entrances - a sliding door to the front, or a door to the rear, this double bedroom features newly laid oak flooring (installed September 2023), underfloor heating, and a glazed door to the front elevation with Juliet balcony.

Shower Room

9'1" x 4'4" (2.78m x 1.33m)

Fitted with three piece suite comprising of double shower enclosure, hand wash basin, and low level wc. Door to storage cupboard plumbed for automatic washing machine. Underfloor heating.

Lower Landing

Double glazed floor to ceiling window to front, sliding door to:

Bedroom 1

13'0" x 8'11" (3.96m x 2.72m)

Accessed via sliding door. Oak flooring. Underfloor heating. Glazed door leading out onto balcony. Smart lighting. Door leading to En Suite bathroom.

Balcony

Balcony with glass balustrades overlooking communal garden areas. Laid with decking (re-laid in 2023).

En Suite Bathroom

Fully tiled. Underfloor heating. Three piece suite comprising of panelled bath with shower and glass shower screen over, low level wc, and hand wash basin. Door leading to under stairs storage cupboard. Door leading to fire escape.

Fire Escape

Door to 4th floor Communal hallway.

Externally

Properties benefits from access to two communal rooftop gardens with bbq area

perfect for outdoor entertaining. Lift to all levels. Secure cycle storage. Recycling/refuse area. Undercroft parking is available to residents at an additional cost (approximately £600 + VAT per annum)

Additional Information

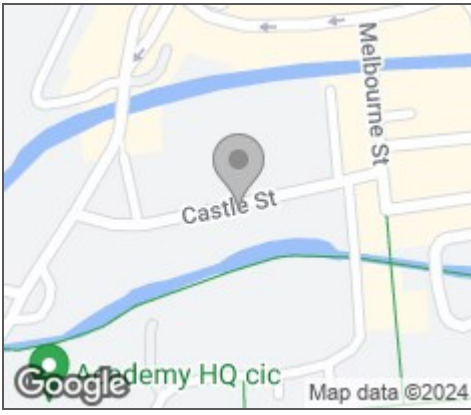
Tenure: Leasehold

Council Tax Band: C

EPC Rating: D

Service Charge: £980 per quarter (Includes buildings insurance, maintenance of communal areas, upkeep of communal gardens, on site cleaners 5 days per week, and building manager on site 4 days per week)

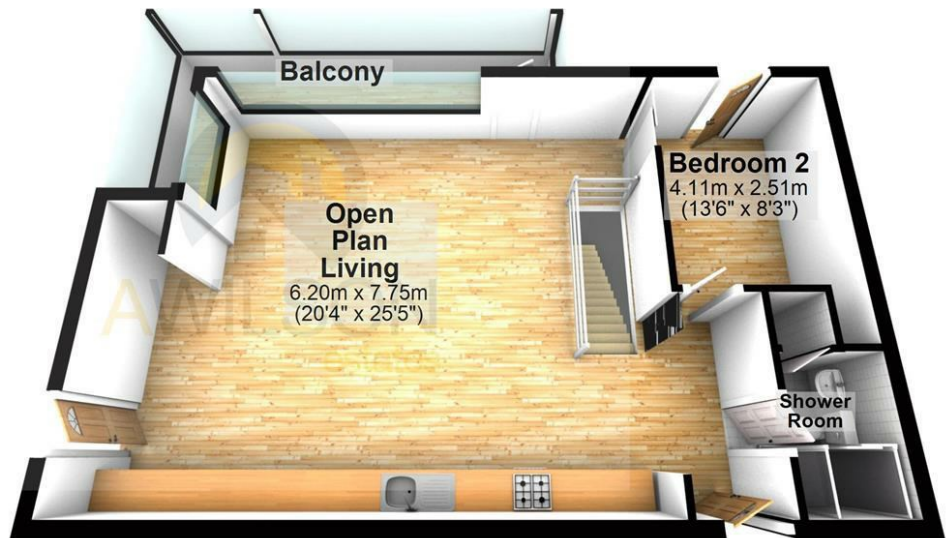




Lower Floor



Top Floor



Total area: approx. 77.8 sq. metres (837.0 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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