



36 Sandbach Road South

ST7 2LP

Guide Price £75,000



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STEPHENSON BROWNE

NO ONWARD CHAIN! A traditional first floor apartment forming part of the popular 'Homeshire House' Retirement Development, originally constructed by MCARTHY AND STONE and positioned just a short walk from Alsager Village Centre amidst mature leafy surroundings.

The easily maintainable accommodation comprises; an entrance hall with useful storage/utility cupboard space, a spacious open plan lounge/dining Room with carpets recently fitteds, a refitted kitchen with plenty of storage and an electric hob. The principle bedroom enjoys built-in wardrobes and a pleasant aspect overlooking the communal gardens. There is also a convenient shower Room with white sanitary suite. Electric radiators with thermostatic controls can be found in the living room and bedroom.

Access to the Residents Lounge can be found on the Ground Floor offering a sociable environment if desired. A Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty, there is a 24 hour emergency Appello call system.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

To fully appreciate the properties convenient position on the development and many favourable attributes, early viewing comes highly recommended!

Communal Entrance Door

With secure entrance door leading into communal entrance hall which has been redecorated in more recent times with lift and stair access. The property can be found on first floor on the right hand side with an entrance door giving access in the apartment:

Entrance Hall

Doors to all rooms, wall mounted intercom system, a built-in storage cupboard, door into:

Lounge

14'10" x 10'10" (4.533 x 3.321)

With two wall lights, coving, telephone point, recently fitted carpets, TV point, a wall mounted heater, uPVC window to rear elevation overlooking the communal gardens, archway through into:





Kitchen

7'3" x 5'5" (2.235 x 1.652)

With tile effect vinyl flooring, extractor point, tiled walls throughout, a range of wall, base and drawer units having granite effect roll top working surfaces over incorporating a sink/drain unit with chrome taps, tiled splashback and cupboard below, space for under counter fridge, ample power points.

Bedroom

11'4" x 8'7" (3.477 x 2.629)

With double glazed window to rear elevation, wall mounted heater, light, coving, ample power points and built-in wardrobes with bi-folding doors.

Shower Room

With tiled flooring throughout, extractor point, decorative wall tiles and a white three piece suite comprising of: A low level WC, pedestal hand wash basin with chrome taps, tiled splashback, a walk-in shower cubicle with glazed opening door housing a wall mounted mixer shower being fully tiled where visible.

Externally

The apartment benefits from the use of the communal gardens, which are beautifully kept, the maintenance of which is included in the service charge. There is a car park for residents and visitors to the front of the main building.

Agents Remarks

Please note it is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Council Tax Band

The council tax band for this property is A.

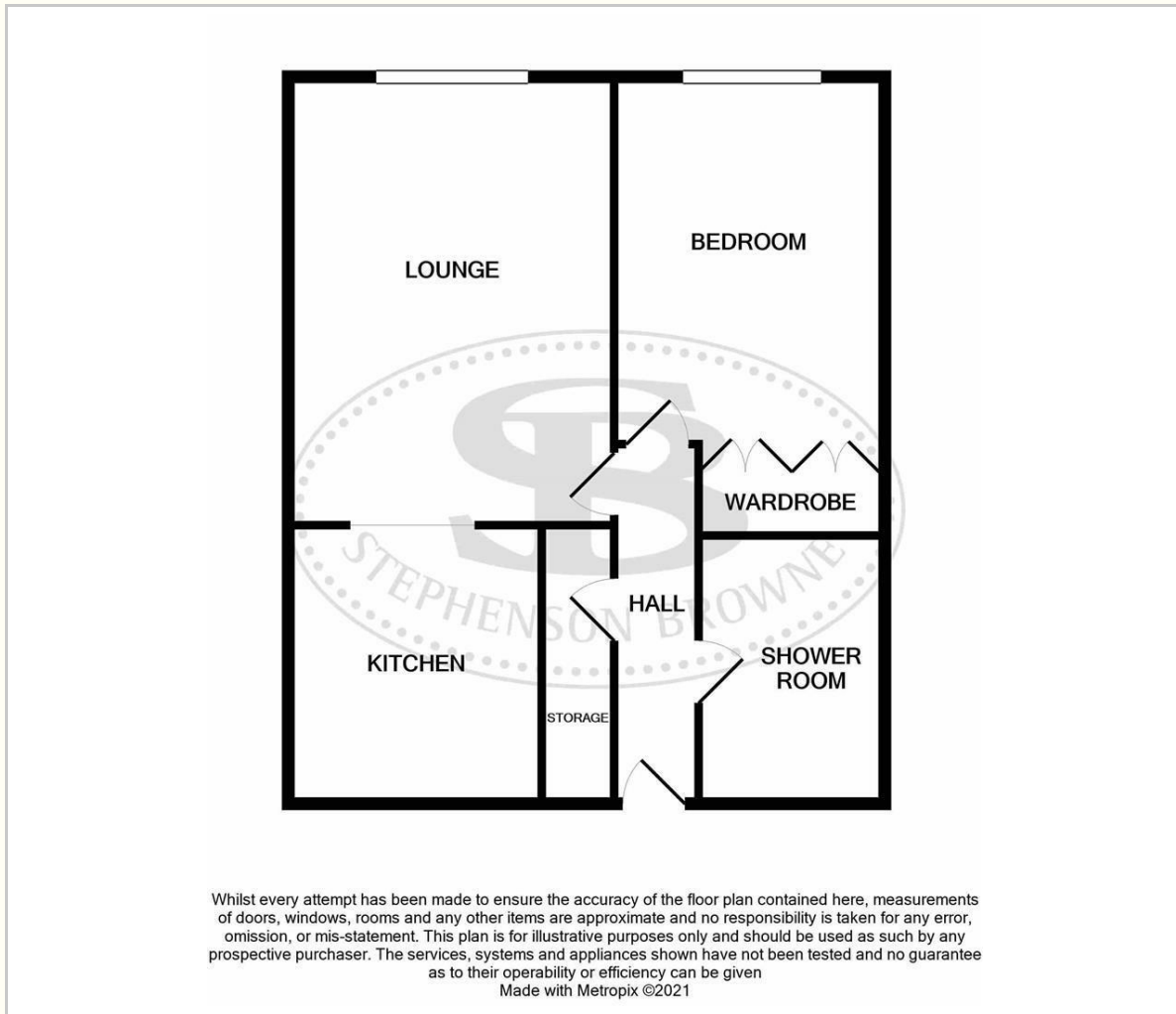
NB: Tenure

We have been advised that the property tenure is leasehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

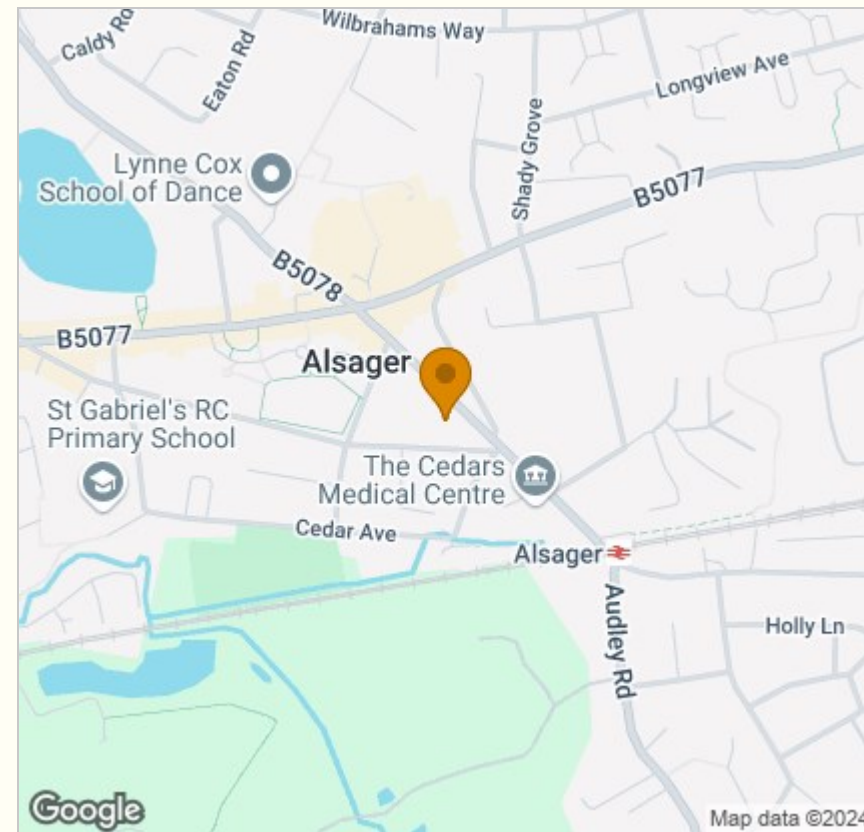
Floor Plan



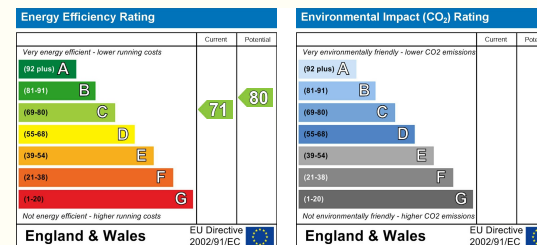
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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