



Flat 9, The Point Crewe Road

ST7 2JJ

£78,000



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STEPHENSON BROWNE

A well appointed TWO DOUBLE BEDROOM, first floor apartment situated within this modern purpose built development with excellent road links and enjoying a prominent setting conveniently situated close to the heart of Alsager and its wide variety of amenities.

The property is being offered for sale under an AFFORDABLE HOUSING SCHEME and therefore the true value (£120,000) has been discounted by 35% in order to assist potential buyers meeting a certain criteria. Further information in this respect is available upon application.

Early viewing is encouraged to fully appreciate the apartments location, internal condition, true size and many attributes.

Accommodation

With secure automatic entrance gates at the side of the complex leading into to private car park and communal grounds.

Entrance Lobby

With secure entrance lobby having wall mounted intercom system having both stair and lift access to the apartment, which can be found on the first floor.

Entrance Hall

With wooden entrance door, inset spotlighting, doors to all rooms, a wall mounted electric heater, thermostat, a built-in storage cupboard, door into:

Open Plan Dining Kitchen/Lounge

23'1" x 12'6" (7.056 x 3.829)

Lounge/Dining Area

With inset spot lights, a wall mounted intercom system, double glazed window to front elevation, ample power points, TV point, telephone point, a wall mounted electric heater, inset spotlights, opening into:

Kitchen Area

Having vinyl flooring, a range of wall, base and drawer units having roll-top working surfaces over incorporating a one and a half bowl stainless steel sink drainer unit with chrome mixer tap, tiled splashback and cupboard below, space and plumbing for automatic washing machine, integrated four ring electric hob with tiled splashback and stainless steel extractor canopy above, integrated oven, space for freestanding fridge freezer, space for under counter dryer, extractor point.

Bedroom One

17'5" x 9'3" (maximum) (5.319 x 2.820 (maximum))

With pendant light, double glazed window to front elevation, ample power points, TV point, a wall mounted electric heater and dehumidifier.





Bedroom Two

12'4" x 6'6" (3.761 x 2.002)

Another generous second double bedroom with pendant light, double glazed window to front elevation, ample power points, a wall mounted electric heater.

Bathroom

With inset spotlights, extractor point, partially tiled walls, vinyl flooring, a chrome ladder style heated towel rail, a white three piece suite comprising of; A low level push button WC, a pedestal hand wash basin with chrome mixer tap and tiled splashback, a panelled bath with glazed pivoting shower screen housing a wall mounted chrome mixer shower over.



Externally

There is an allocated parking space within the private car park plus visitor space which is accessed via the electrically operated entrance gates which can be controlled by remote key fob.

NB: Copyright

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

NB: Tenure

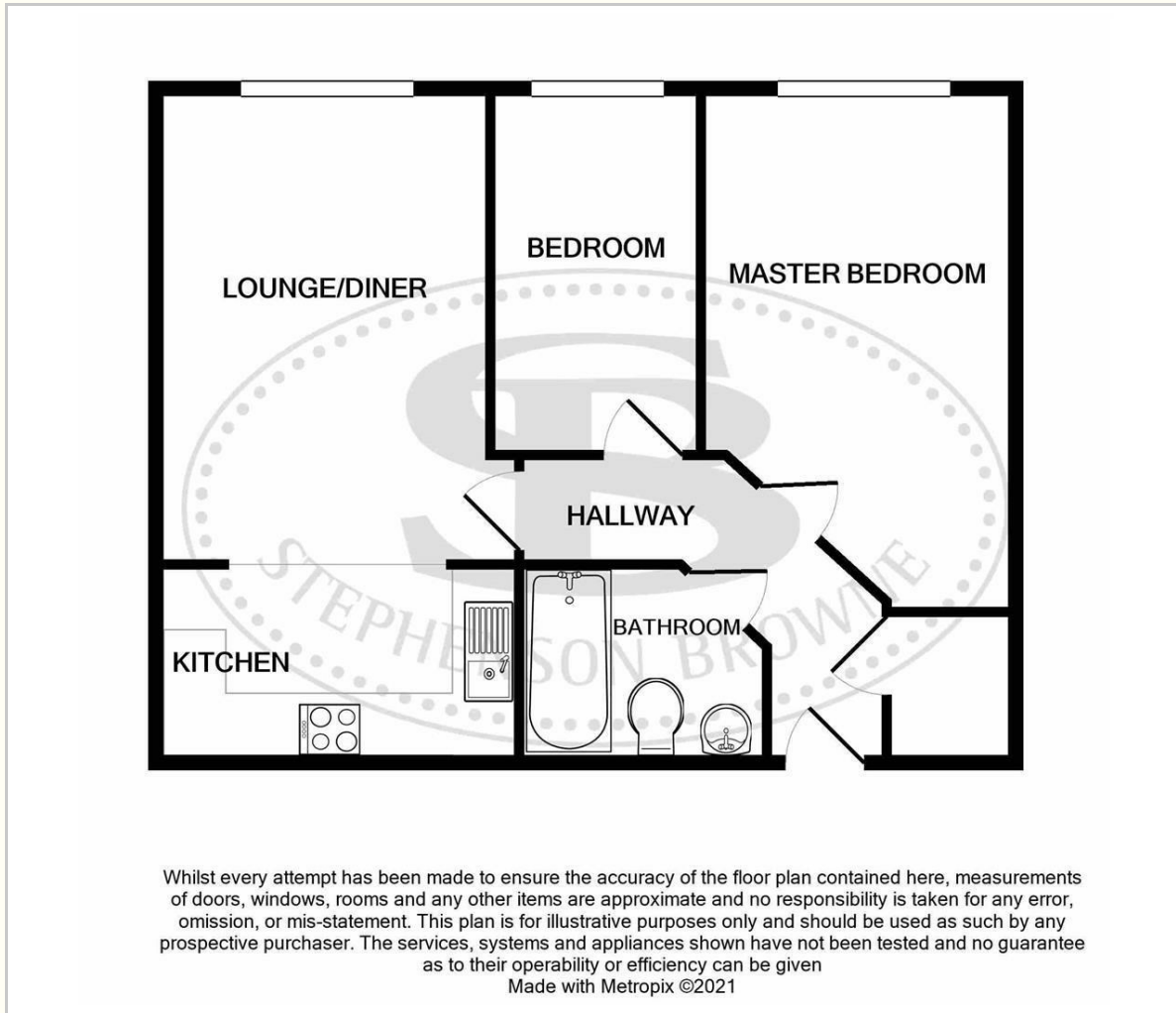
We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax Band

The council tax band for this property is B.



Floor Plan



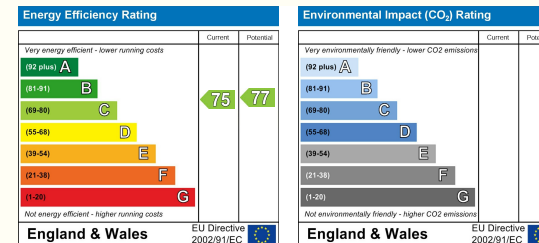
Viewing

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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