



Flat 35 Homeshire House Sandbach Road South

ST7 2LP

Offers Over £60,000



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STEPHENSON BROWNE

NO ONWARD CHAIN! NEW CARPETS AND DECOR THROUGHOUT - A well presented, conveniently located second 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.

This particular apartment benefits from newly fitted carpets and has been redecorated throughout allowing you to move in with ease!

Upon entry to the apartment, you will find: an entrance hall with useful storage/utility cupboard space, a spacious open plan lounge/dining Room with carpets recently fitted and a kitchen with plenty of storage and an electric hob. The principle bedroom enjoys a fitted chest of drawers and mirror unit, in addition to the standard, substantially sized built-in wardrobes! 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, as well as wash room and guest suite for when you host family! 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 truly appreciate the standard of this apartment, viewings come highly recommended. Call Stephenson Browne today to arrange yours!

Hallway

Having newly fitted carpets, wall mounted intercom system, ceiling light fitting, a sizeable built-in storage cupboard and doors to all rooms, including:

Lounge

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

Also having newly fitted carpets, large UPVC double glazed window to side elevation, two wall lights, coving, telephone point, TV point, a wall mounted heater, archway through into:





Kitchen

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

Enjoying a range of wall, base and drawer units with granite style working surfaces over, integral sink with drainer as well as two point electric hob with extractor over. With space for an under counter fridge freezer, wood effect flooring, tiled walls, ceiling light fitting and ample sockets.

Bedroom

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

With inbuilt wardrobes, a range of fitted furniture including drawers and mirrored wardrobe, newly fitted carpet, double glazed window to side elevation, wall mounted heater, wall light fitting, coving and ample power points.

Shower Room

6'8" x 5'5" (2.040 x 1.654)

Having a low level push flush WC, hand basin incorporated within fitted storage unit, walk-in shower with glass screen and door, tiled walls, tiled flooring, wall light fitting and handy, fitted wall storage units.

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

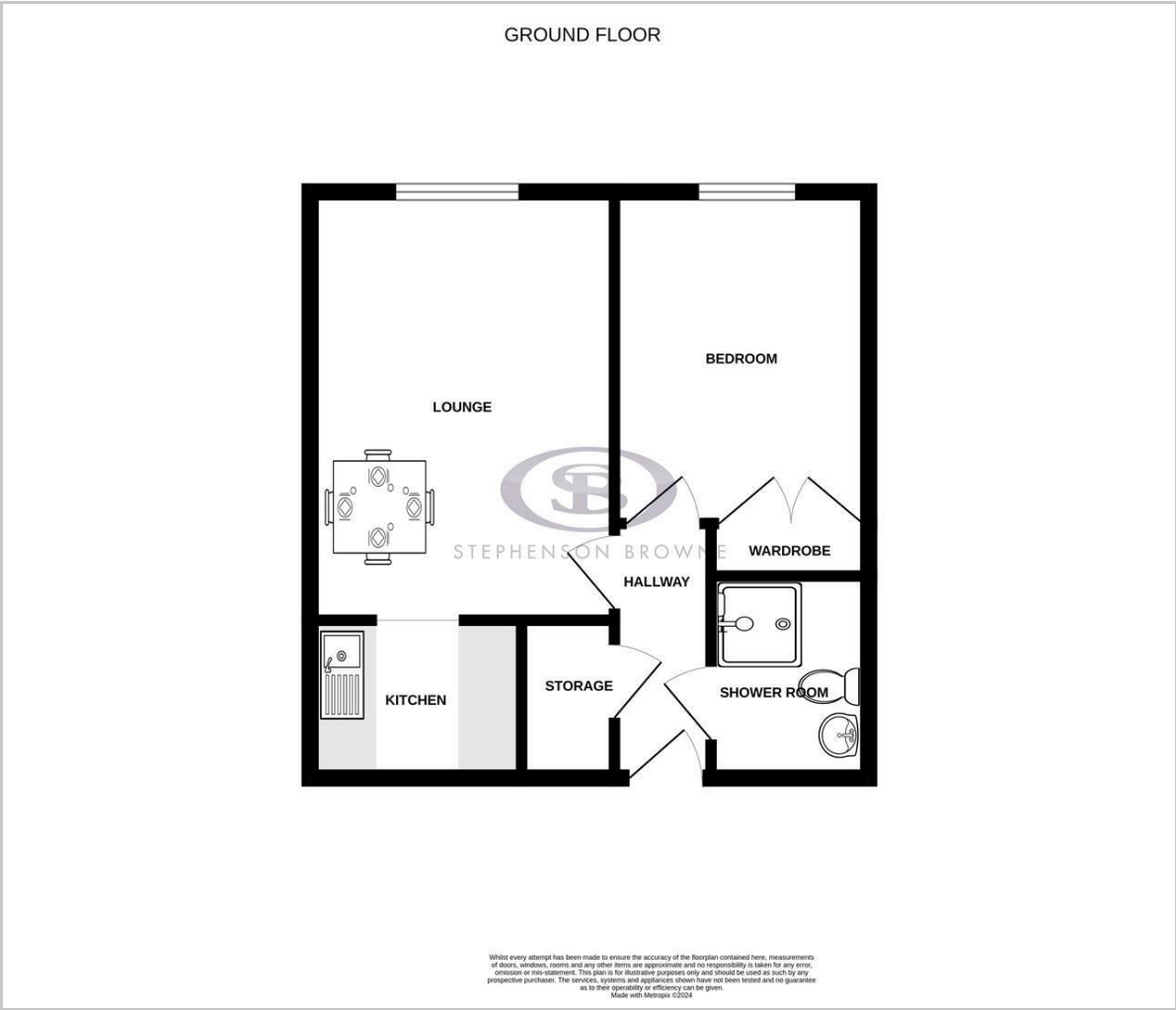
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Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



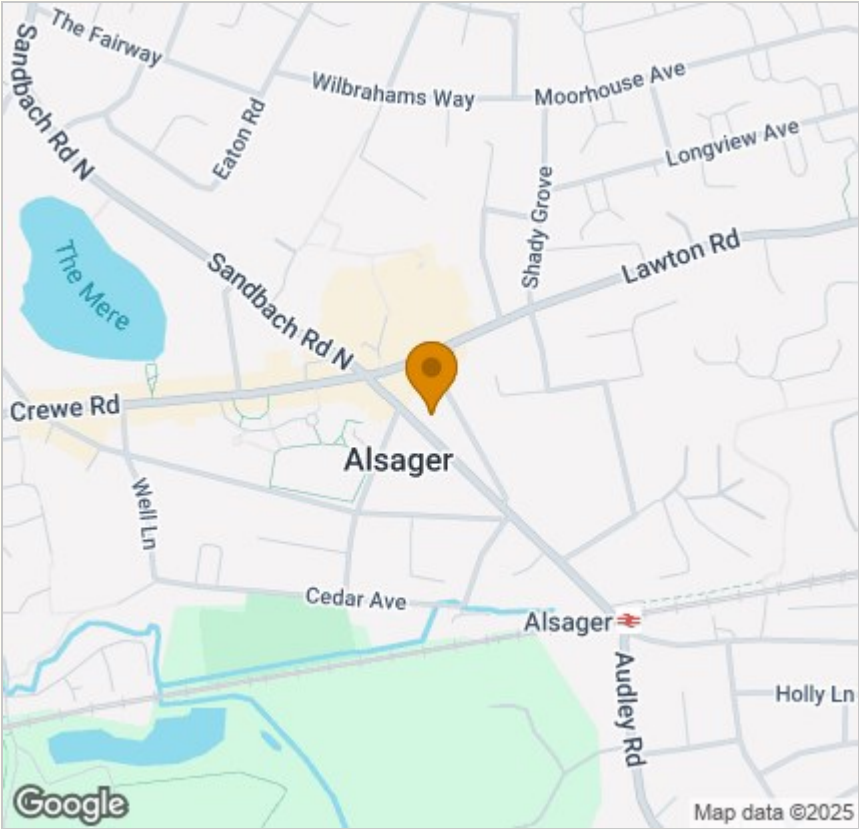
Floor Plan



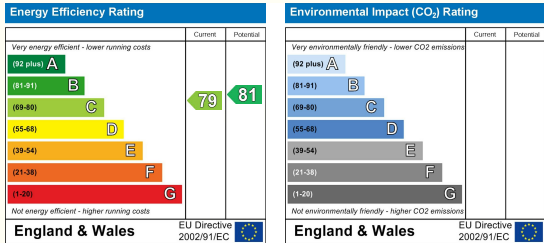
Viewing

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



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