



The Oaks Cedar Avenue

ST7 2TF

Offers Over £245,000



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STEPHENSON BROWNE

GROUND FLOOR APARTMENT - HIGHLY SOUGHT AFTER - 'The Oaks' is an exclusively designed development for over 60's constructed by McCarthy & Stone, situated on Cedar Avenue, presenting beautiful communal gardens and positioned conveniently close to Alsager town centre along with it's many amenities.

Internally, this particular apartment has been extremely well cared for, offering a show-home presentation and making it ready to move straight into! Upon entry, there is a welcoming hallway providing access to rooms including: generous lounge diner benefitting from a feature electric fireplace allowing for cosy nights, and door opening to the patio! The kitchen comprises of a range of high gloss units, and all the integral appliances needed. Completing the internal aspect is a stunning shower room, brilliantly handy utility room/storage and an impressive double bedroom with it's very own walk-in wardrobe, consisting of fitted shelves and rails and sensor lighting.

Here you will enjoy the benefits of owning your own home, free from the worries of outside maintenance or gardening and with like-minded retirees as your neighbours. There's also added support that comes from having a dedicated House Manager. The development boasts very well presented and cleverly planned communal areas, secure access to the apartment and building, a range of on-site activities for residents to join in with.

Situated in a convenient location close to Alsager town, this apartment offers easy access to local amenities and transport links. This property features it's own private patio, perfect for plotted plants and terrace style furniture, in addition to the well-maintained communal garden, ideal for enjoying the outdoors without the hassle of maintenance. On-site parking facilities for both guests and residents.

Don't miss out on the opportunity to own one of these highly sought after apartments! Call Stephenson Browne and book your viewing!



McCarthy & Stone apartments come with a 10 year NHBC Warranty, this particular apartment has the majority of this remaining.

Hallway

Having fitted carpet, inset spotlighting, ample sockets, electric heater, wall mounted intercom and doors to all rooms, such as:

Lounge Diner

10'3 x 20'4

Enjoying a feature log burner style electric fire with mantle, fitted carpet, electric heater, two ceiling light fittings, ample sockets, TV point, UPVC double glazed window to rear elevation, UPVC double glazed door to rear opening to the patio, internal door to:

Kitchen

22'11"32'9" x 22'11"9'10"

Comprising of a range of modern, gloss wall, base and drawer units with wood effect working surfaces over, under counter lighting and integral appliances including high level oven, four point electric hob with extractor over and fridge freezer. Also having a ceiling light fitting, ample sockets, tiled flooring and UPVC double glazed window to rear elevation.

Principal Bedroom

13'2 x 13'4

A generous double bedroom with UPVC double glazed window to rear, overlooking the gardens, fitted carpet, ceiling light fitting, electric heater, ample sockets, TV point and door to:

Walk-In Wardrobe

A brilliant addition, having fitted shelving and rails, fitted carpet, sensor ceiling light fitting and door to cupboard housing the metres.

Shower Room

6'9 x 7'3

With a push flush WC and hand basin incorporated in fitted storage unit, large walk-in shower with tiled surround, fitted hand rail and glass screen, partly tiled walls matching shower surround creating splashback, tiled flooring, inset spotlighting, chrome heated towel rail and wall mounted mirror over the hand basin.

Utility / Storage

A useful utility store/cupboard which is home to the hot water cylinder, washer/dryer machine and ample storage space.



Communal Spaces

The communal spaces within The Oaks are modern, with a communal lounge / kitchen area where you can socialise with other residents, as well as entertain family and friends. They often host events and afternoon teas. An on site manager is also there to assist.

Externally

Outside, you will find beautiful landscaped communal gardens and a range of seating areas and this particular apartment offers it's own patio outside the dining area door. The development also enjoys plenty of on-site parking for residents and can accommodate guest visitor parking too.

Council Tax Band

The council tax band for this property is B

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.

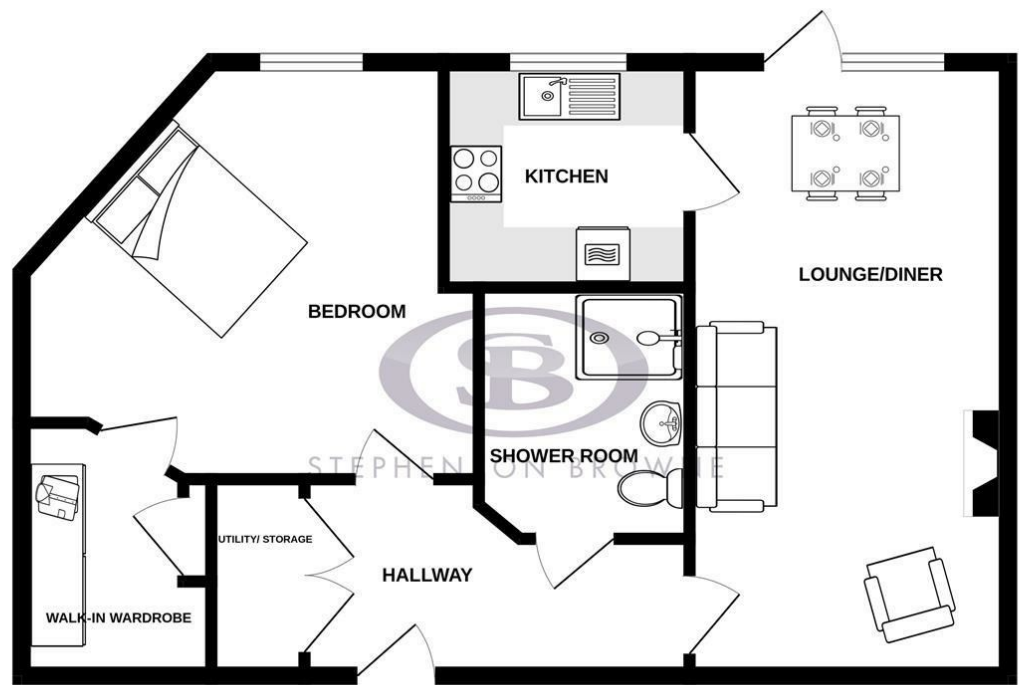
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Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

Area Map



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

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