



19 The Oaks Cedar Avenue

ST7 2TF

£300,000



2



2



1



B



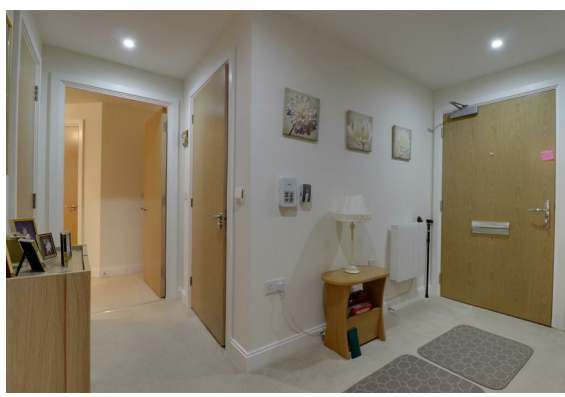
STEPHENSON BROWNE

PARKING SPACE INCLUDED - Constructed by McCarthy & Stone, Stephenson Browne are delighted to offer for sale this immaculate two bedroom, first floor apartment at 'The Oaks'. This exclusively designed development for the over 60's, and is conveniently positioned within flat walking distance of the village centre along with its vast array of amenities.

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 the added support that comes from having a dedicated House Manager. Along with the apartment itself, you'll find that 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, on-site parking facilities for both guests and residents, along with beautiful landscaped gardens which are continuously maintained.

This particular apartment boasts a show home standard and internally comprises of: an inviting hallway benefitting from a useful built-in utility cupboard with space/plumbing for white goods and ample storage, a sizeable lounge with Juliette balcony, modern fitted kitchen enjoying plenty of high gloss units and stunning shower room. The principal bedroom is highly impressive, with it's own walk-in wardrobe and a spacious en-suite shower room, whilst bedroom two is another great sized double making it perfect for family and guests, and at the same time, presents a versatile space, currently utilised as a separate dining area.

Apartments at The Oaks don't stay on the market for long! To truly appreciate everything this stunning apartment has to offer, viewings come highly recommended, call Stephenson Browne today to arrange yours and avoid missing out!



Hallway

With doors to all principle rooms, inset spotlighting, electric heater, wall mounted intercom, built-in cupboard housing the utility meters, a handy built-in utility cupboard with shelving and housing the hot water cylinder, washing machine & provides space for further white goods, door into:

Lounge

11'10" x 11'10"

With two pendant lights, double glazed French doors leading to the Juliet balcony, a wall mounted TV point, telephone point, ample power points, a wall mounted electric heater, door into:

Kitchen

7'9" x 7'3"

Having a comprehensive range of cream high-gloss wall, base and drawer units with modern working surfaces over incorporating an inset sink/drain unit with chef-style mixer tap and cupboard below, a four ring electric hob with ceramic splashback and extractor canopy over, ceramic tiled flooring, integrated Bosch oven, integrated fridge and freezer, extractor, a double glazed window to side elevation and under cupboard lighting.

Principal Bedroom

17'0" x 9'9"

A spacious double room with pendants light, double glazed window, ceiling light, wall mounted TV point, ample power points, an electric heater, a built-in walk in wardrobe with shelving and sensor activated lighting, door into:

Ensuite Shower Room

With ceramic tiled flooring and partially tiled walls, a chrome heated towel rail, a wall mounted illuminating vanity mirror, built-in storage cupboard with shelving, a 'Roca' sanitary suite with low-level WC having concealed cistern, a vanity hand wash basin with mixer tap, a large walk-in shower with glazed shower screen housing a wall mounted mixer shower being tastefully tiled where visible.

Bedroom Two

13'0" x 9'0"

A well-planned and versatile second double room with double glazed window to rear elevation, pendant light fitting, ample power points, TV point, electric heater.



Shower Room

With ceiling light extractor point, partially tiled walls and ceramic floor tiles, a chrome heated towel rail, a wall mounted illuminating vanity mirror and a white 'Roca' three piece suite comprising of L A low-level Wc with concealed cistern, a vanity hand wash basin with mixer tap, tiled splashback and cupboard below, plus a corner shower cubicle with glazed doors housing a wall mounted mixer shower.

Externally

The apartment benefits from an allocated car parking space (usually £5,000 when new & subject to availability). Outside, you will find beautiful landscaped communal gardens and a range of seating areas. The development also enjoys plenty of on-site parking for residents and can accommodate guest visitor parking too. This particular property has a south-facing rear elevation with some uninterrupted stunning views over the communal gardens and adjacent countryside.

Council Tax Band

The council tax band for this property is C

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.

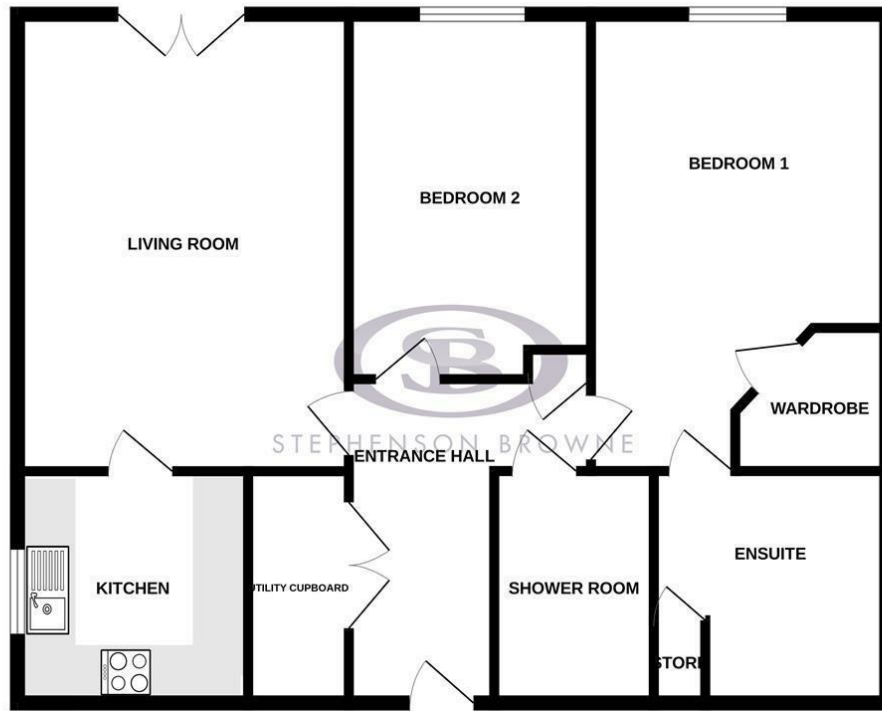
NB: Copyright

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



Floor Plan

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.
Made with MetroPix ©2024

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		83	83
(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	

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
 T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk