Flat 14 Heathwood 115 Sandbach Road

ST7 3RT

£110,000

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STEPHENSON BROWNE

A rare opportunity to purchase a one bedroom ground floor apartment in a highly sought after area, offered for sale with no onward chain!

Ideal for any first time buyers or for those looking to downsize to something more manageable, this well-presented apartment presents a unique opportunity to live within a purpose-built development within Rode Heath.

The apartment is approached through a communal reception foyer and hall, with an entrance hallway leading to the kitchen and spacious lounge with a door leading to the gardens. There is a well-proportioned double bedroom and a stylish shower room which completes the accommodation.

The property benefits from an allocated parking space in the main car park to the front of the building, with a patio area and lawn next to the exterior door forming part of the communal gardens and grounds.

Rode Heath is a highly desirable area, with nearby canal-side walks, a number of local amenities, pubs and shops. Commuting routes such as the M6, A500 and A34 are also within easy reach.

A fantastic apartment offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.

Please Note: We have been advised that pets are not allowed within this development.

Entrance Foyer
A secure communal entrance foyer and hall, with telecom system and postage area.

Entrance Hall
Front door leading into the apartment from the hall, laminate flooring, ceiling light point.

Kitchen
7'8" x 5'11" (2.359 x 1.814)
Laminate flooring, downlights, extractor fan, frosted glass-brick window to the lounge, tiled splashback, stainless steel sink with drainer, wall and base units, space and plumbing for appliances, integrated oven, hobs and fridge/freezer.

Lounge
16'5" x 14'7" (5.027 x 4.460)
Maximum measurements - Laminate flooring, UPVC double glazed windows and door leading to the gardens, downlights, electric heater.

Bedroom
12'10" x 9'2" (3.931 x 2.799)
Fitted carpet, UPVC double glazed window, downlights, electric heater, fitted wardrobes.

Shower Room
10'10" x 4'11" (3.326 x 1.501)
Maximum measurements - tiled flooring, downlights, extractor fan, part tiled walls, W/C, pedestal wash basin, shower cubicle, electric towel radiator, airing cupboard.

Outside
The complex features communal gardens with a lawn and patio area next to the exterior door, with an allocated parking space within the main car park to the front of the building.

Council Tax Band
The council tax band for this property is B.

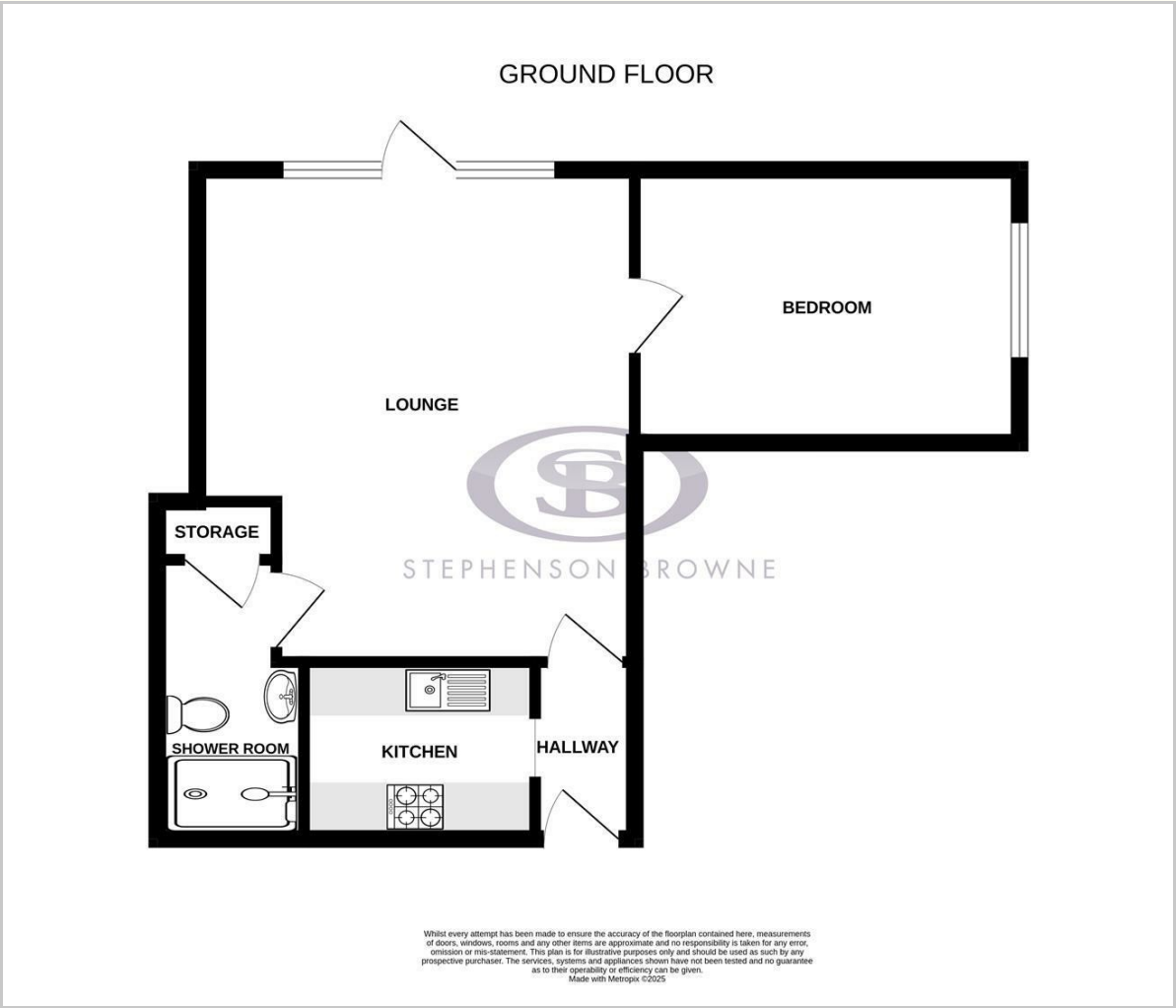## NB: Tenure
We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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

Floor Plan

GROUND FLOOR

BEDROOM

LOUNGE

STORAGE

SHOWER ROOM

KITCHEN

HALLWAY

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.
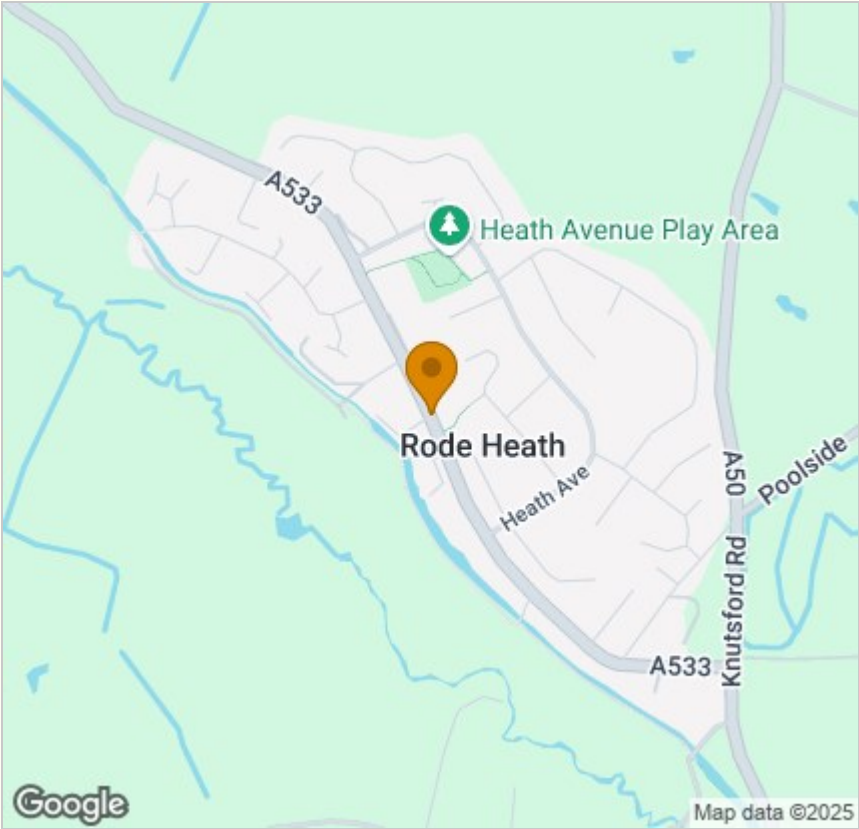*Made with Metropix ©2025*

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

Rode Heath

Google — Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC