



## Flat 14 Heathwood 115 Sandbach Road

ST7 3RT

£100,000



1



1



1



c



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

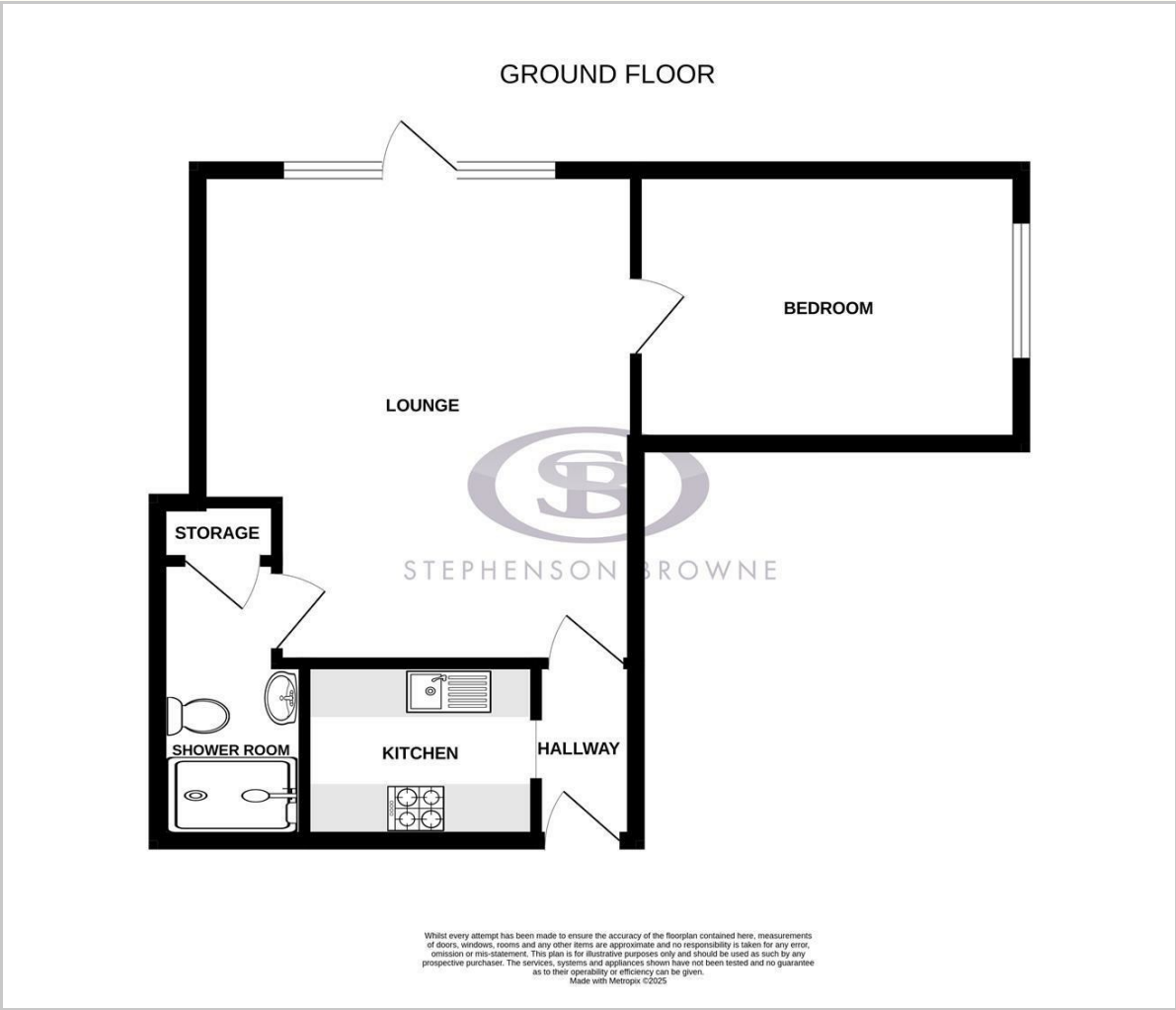
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

### 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



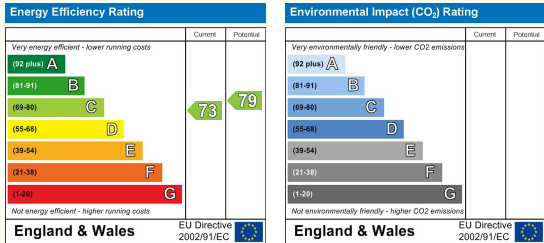
Viewing

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



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