



Flat 11 Mere Court
ST7 2AP
£250,000



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STEPHENSON BROWNE

NO CHAIN & PRIME CENTRAL LOCATION & FABULOUS PATIO AREAS - A superb, two bedroom ground floor apartment conveniently positioned within the highly desirable development of, 'Mere Court' - Situated just a stones throw away from the centre of Alsager along with it's variety of shops and day-to-day facilities.

Apartments within this locality very rarely come to market, and are usually sold very quickly, we are sure that this particular apartment will be no exception!

In brief the property comprises: A spacious lounge and separate dining room, both having access to patio areas overlooking the communal gardens, fitted kitchen with space for a range of freestanding appliances, two well proportioned bedrooms, the principal having fitted wardrobes, along with a generous shower room. There is also ample storage and a separate two piece WC.

Externally, there are communal gardens which can enjoyed all-year round, residents parking plus a single garage!

To fully appreciate the apartments position, proximity to the village, true size and many attributes, early viewing is highly advised.



Communal Hallway

Entrance Hall

7'8" x 4'4"

Dining Room

12'10" x 9'1"

Kitchen

12'7" x 8'0"

Lounge

17'7" x 12'10"

Inner Hall

Bedroom One

14'11" x 10'11" to fitted wardrobes

Bedroom Two

12'9" x 9'11"

Shower Room

8'11" x 6'8"

Externally

The property has grounds that are constantly maintained forming part of the service charge to the building, there is a garage included within the sale and residents parking too.

Garage

With single up-and-over garage door.

Council Tax Band

The council tax band for this property is D.

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.

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.

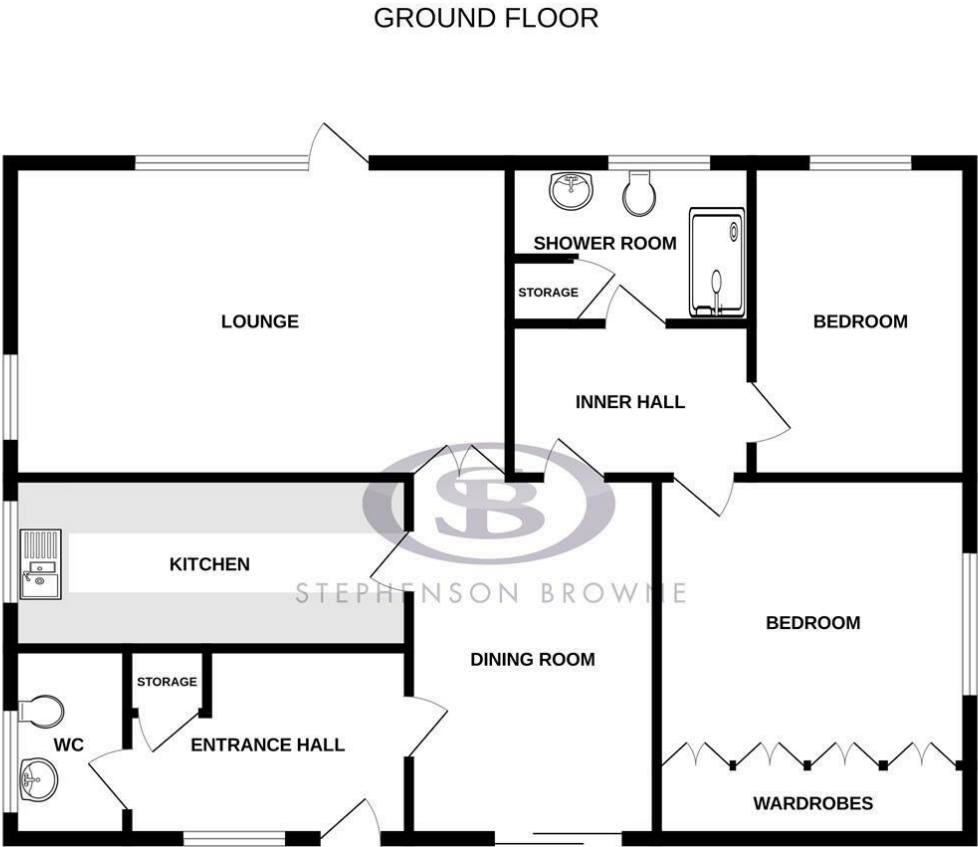
NB: Copyright

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Floor Plan



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	