



**Spacious Second Floor Apartment**

**Well Planned Modern Kitchen**

**Bright Airy Lounge**

**Located To The Front Aspect**

**Three Piece White Bathroom**

**Communal Parking & Gardens**





## Introduction

**IDEAL Buy to Let or First Time Buyer !!!** A most well presented, bright, spacious, second floor apartment set on the much sought-after Ravenscroft development on the edge of Holmes Chapel village. Offering beautiful ready to move into accommodation, having been much improved and maintained by the current owner. The apartment is located to the front of the building, therefore enjoying a south facing aspect, allowing natural light to fill the apartment along with providing a high degree of privacy. Just one of only twelve apartments in the block, built by Seddons and managed by SHS Estates. The tour starts with a secure communal entrance hallway, with intercom remote entry system, which in turn leads to the main communal hallway with turn flight stairs to both first and second floors and entrance door to the ground floor apartments. The apartment accommodation comprises: Good size private entrance hallway leading to the bright, spacious lounge with PVC bay window allowing ample natural light to fill the room along with providing a view over the development. The modern well-planned kitchen offers a range of smart white high gloss matching units delivering excellent storage, with built in appliances. The inner hallway leads to the modern white three-piece bathroom and airing cupboard. The apartment is completed with a good size double bedroom. Externally: Residents car parking areas provide ample off-road parking along with maintained communal gardens and drying area. The Apartments are located to the west of the village giving easy access to the M6 motorway junction 18, whilst Holmes Chapel village centre and all facilities lie within easy reach.

**This lovely apartment is offered for sale with NO SELLER CHAIN INVOLVED**

**EPC Rating - D**

**Council Tax Band - B - Cheshire East**

**Tenure – Leasehold (call for details)**

## ACCOMMODATION

### Communal Entrance Hallway

Main entrance door leads to the public entrance, where the secure entry intercom system can be found to give access through the security door for visitors. Completed with apartment postal boxes and door leading to the main communal hallway. The main hallway gives access to the turn flight stairs ascending to first and second floors and door to the ground floor apartments.

### Apartment Entrance Hallway

Front main entrance door leads to private hallway, with doors leading to both lounge and bedroom. Completed with entry intercom system.

### Lounge

*13' 10" Extending to 15'6" into bay x 11' 6" (4.21m x 3.50m)*

A bright, spacious lounge, with neutral decor and carpets, enjoying a south facing aspect, with sizeable bay window to front aspect, allowing natural day light to fill the room, along with delivering a view over the development. Completed with storage heater, television aerial point, doors giving access to both kitchen and inner hallway.

### Kitchen

*7' 0" x 9' 11" (2.13m x 3.02m)*

A well planned modern kitchen, offering a range of matching contemporary high gloss white wall, drawer, base and larder style units, delivering ample storage. Contrasting butchers block style work surface flows round to provide ample preparation space. The single drainer sink unit with mixer tap ware sits below the window to side aspect, completed with attractive flooring.

### Bedroom

*10' 1" x 9' 3" (3.07m x 2.82m)*

A good size double bedroom with window to front aspect.

### Inner Hallway

Window to front aspect, door to airing cupboard housing hot water cylinder and door to bathroom.

### Bathroom

A smart matching white three piece suite, comprising: Panelled bath with chrome tapware and wall mounted electric shower over, low level WC and pedestal hand wash basin with chrome tap are. The bathroom is completed with window to front aspect and complimentary part tiled walls.

### Externally

#### Communal Parking & Gardens

Ample parking can be found on the communal car park to the front of the apartment block, along with maintained communal gardens and laundry drying area.

#### NB:

An opportunity to acquire the appliances and all furniture, call for details.



## Location

Holmes Chapel is a popular Cheshire village, with an attractive centre offering a comprehensive range of day to day shopping needs with an array of individual shops and larger high street names. Set in some lovely surrounding countryside, ideal for the keen walker with the Dane Valley on the doorstep. Holmes Chapel benefits from two highly regarded primary schools and an outstanding secondary school, a number of pubs/restaurants can be found in and around the village. For the commuter the nearby railway station provides a regular service to Manchester, Manchester Airport and Crewe main line stations. Access to the North West motorway network can be found at Junction 18 of the M6 motorway.



## Tenure

We have been informed the property is Leasehold (call for details)

Correct at the time of listing

We recommend you check these details with your Solicitor/Conveyancer



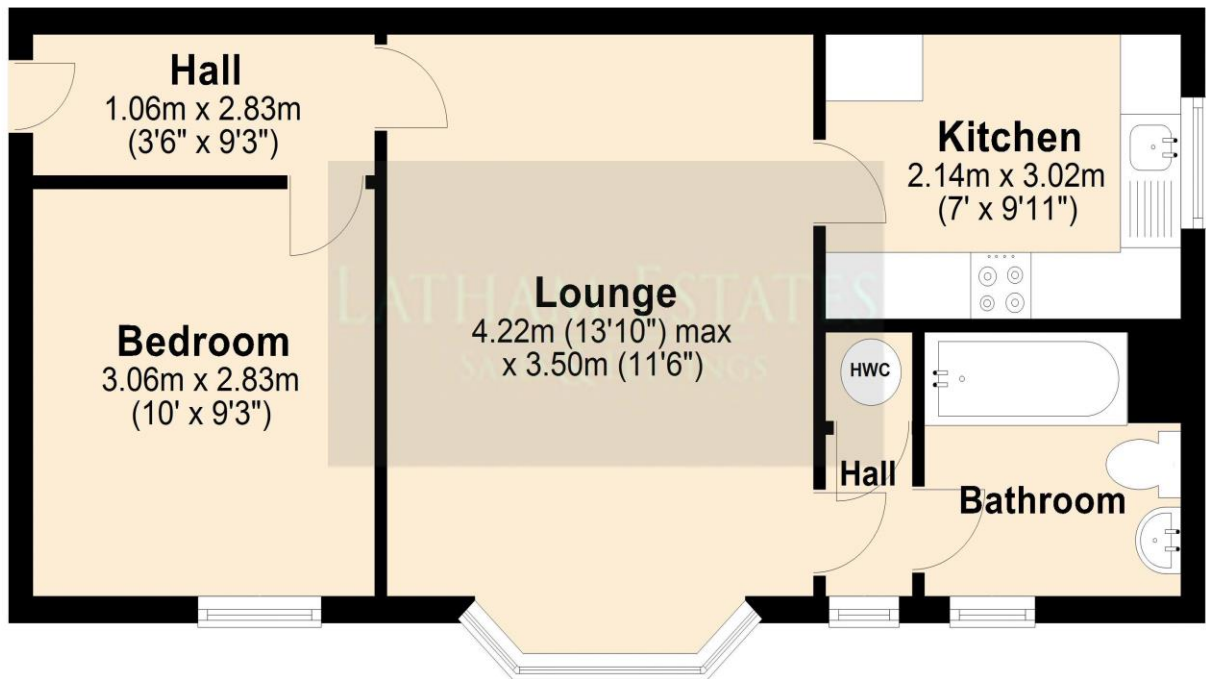
## Directions

From our office 16 The Square CW4 7AB travel to the mini roundabouts, taking the first exit left onto Middlewich Road, travel along taking the fourth right hand turn onto Bramhall drive, then take the first left onto Ravenscroft, where the apartments can be found on the right hand side. The apartment for sale is part of the third block along, easily identified by our Latham Estates For Sale Board.

Viewing Strictly by Appointment



## Floor Plan



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings  
Plan produced using PlanUp.

**IMPORTANT NOTE TO PURCHASERS:** Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.