



FLAT 23, ORCHARD GARDENS APPLE CLOSE,
CONGLETON, CW12 4RZ

£115,000



STEPHENSON BROWNE

****CHAIN FREE OVER 60'S RETIREMENT LIVING****

This well present one bedroom apartment situated on the first floor within Orchard Gardens has been built by local developers Gladman Homes and comprises 27 properties situated over two floors built purposely for independent retirement living. There is an on site house manager during working hours who oversees the running of the development and to help out if needed. A communal lounge is situated on the ground floor overlooking the landscaped gardens, there is also a kitchen for residents and guests to use, including a guest suite for any friends and family wanting to stay. Any social events, parties and activities are organised by the residents or the site manager and listed on the bulletin board by the front entrance, there is also a fitness room supplied with gym equipment and a sauna, as well as a secure entry system to the building and 24 hour emergency call systems should you require any assistance, communal lift access is also available.

Located in the ever popular West Heath area, you have the precinct on your doorstep with a range of shops and amenities, as well as brilliant transport links, making this an extremely convenient location.

The Apartment internally benefits a spacious entrance hall with storage cupboard which houses the hot water tank and has space and plumbing available for a washer/dryer, a secure entry call and emergency system is provided and supplies a fob which can give access to unlock the main door if you do have any visitors. The lounge/diner is located to the rear with Juliet balcony overlooking the rear gardens and access into the fitted kitchen with integrated oven and hob and space for fridge/freezer and washing machine. Internally you will also find a shower room and great size double bedroom with fitted wardrobes. There is also a communal lounge on the first floor for all residents to enjoy.



The apartment is currently partially furnished, so if you are looking for an easy move, this will be available via negotiation. Early viewing is highly recommended to appreciate what this fantastic apartment has to offer!

Entrance Hall

Provides access into all accommodation, emergency pullcord which directs to an emergency call center, security front door entry fob and system, wood effect flooring, ceiling light fitting, power point, access into the storage cupboard housing the water heater tank, space for storage, plumbing for dryer.

Lounge/Dining

21'11" x 10'5" max

Open plan lounge/dining comprising Bi folding doors with Juliette balcony to the rear elevation overlooking the gardens, carpet flooring, ceiling light fitting, two wall light fittings, electric storage heater, TV aerial point, telephone point, power points, emergency pull cord, direct access into the kitchen.

Kitchen

9'3" x 7'10"

Wooden fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset stainless steel sink with double drainer and mixer tap, integrated electric oven with electric hob over and extractor fan, space and plumbing for a washing machine, space for fridge freezer, tiled flooring, ceiling light fitting, extractor fan, power points, UPVC double glazed window to the rear elevation.

Master Bedroom

21'3" x 10'5"

UPVC double glazed window to the rear elevation, ceiling light fitting, two double built in wardrobes, carpet flooring, electric storage heater, emergency pull cord, power points, dressing area and additional wardrobe space.

Shower Room

7'9" x 6'5"

Three piece suite comprising vanity unit with downlighters, hand wash basin and low level WC with grab rail, shavers port, walk in mixer shower with paneled splash back, grab rails and removable shower head, wood effect flooring, ceiling light fitting, extractor fan.

Externally

The building is set within beautifully maintained communal gardens, featuring a charming pond filled with fish and bordered by an array of flowers, plants, and shrubs. Numerous outdoor seating areas provide the perfect setting to relax and enjoy the tranquil surroundings. Ample resident and guest parking is available in the private on-site car park.

Tenure

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

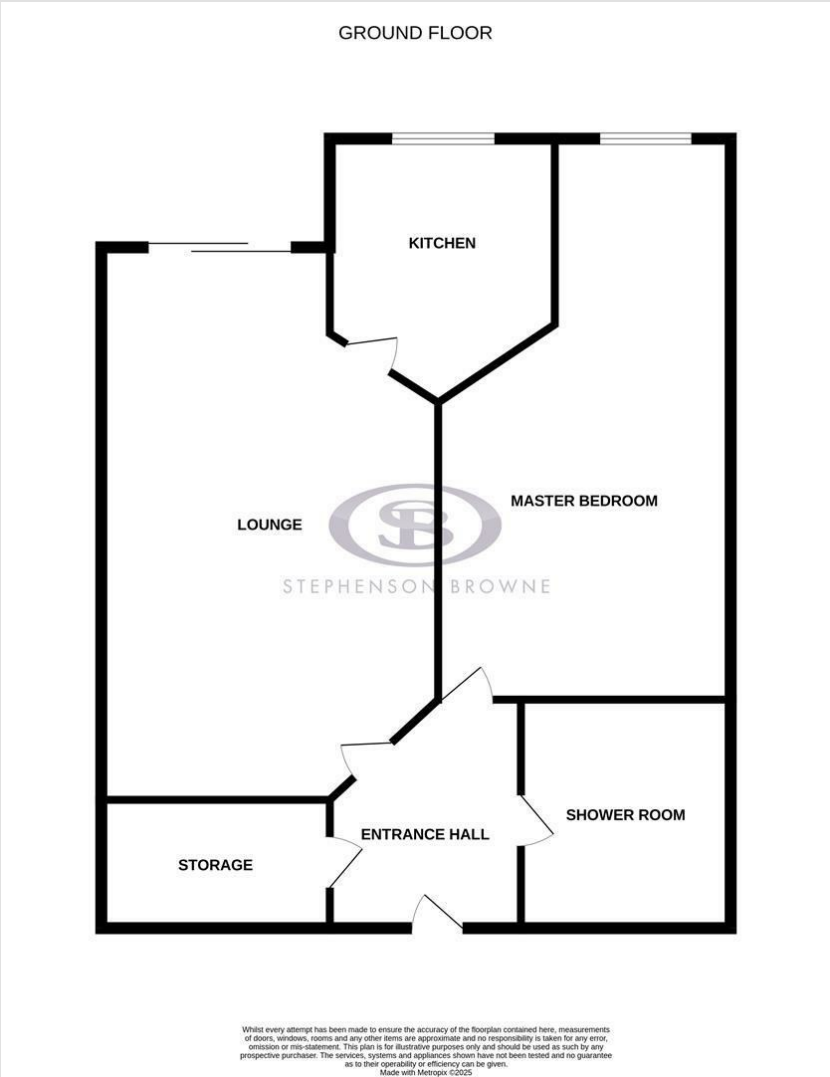
AML Disclosure

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".

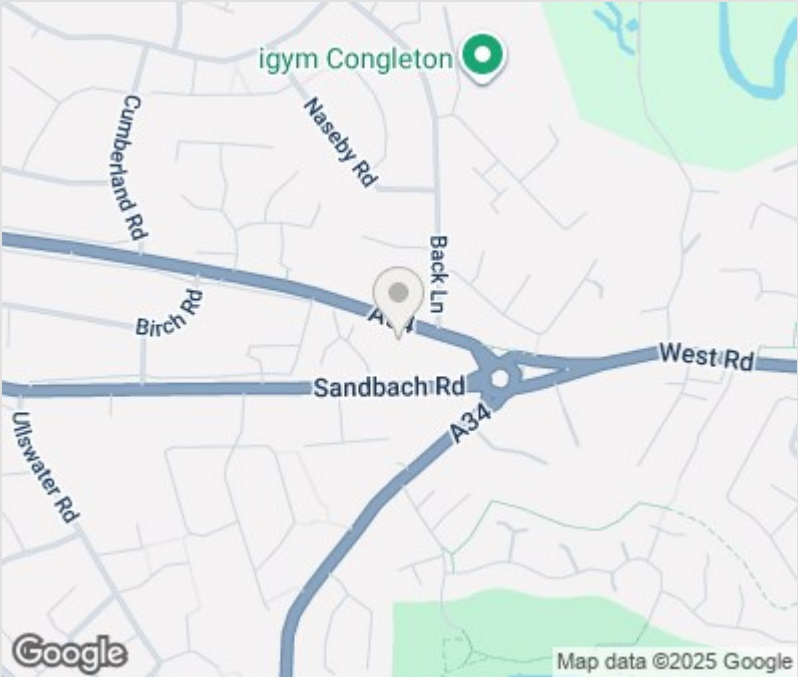




Floor Plan



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	

Viewing

Please contact our Congleton Office on 01260 545600 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