



## 9 Laburnum Court Springfield Drive

CW2 6NZ

Offers Over £120,000



STEPHENSON BROWNE



## 9 Laburnum Court Springfield Drive

- Lovely Modern First Floor Apartment
- Open Plan Lounge Kitchen Diner
- En-Suite Shower Room
- Ideal For All Age Groups
- Walking Distance To Local Amenities
- Gas Central Heating & Double Glazing
- Two Bedrooms
- Family Bathroom
- Fabulous Investment Opportunity
- Residents Parking

Laburnum Court offers a meticulously designed first floor two bedroom apartment within a purpose built block, epitomizing modern comfort and convenience. As you step into this inviting space, you're greeted by a seamlessly integrated living area, exuding warmth and sophistication with Juliet balcony and French doors. The open plan layout seamlessly connects the living, dining, and kitchen areas, creating a versatile space ideal for both relaxation and entertaining. The kitchen boasts contemporary fixtures and fittings, providing a stylish backdrop for culinary endeavors. Equipped with modern appliances and ample storage space. This apartment features two generously sized bedrooms, each offering a tranquil retreat from the bustle of daily life. The master bedroom is accompanied by a lovely en-suite shower room, offering privacy and convenience. Throughout the apartment, large windows invite abundant natural light, creating a bright and airy ambiance. Neutral tones and tasteful finishes enhance the sense of space. Residents of Laburnum Court benefit from access to communal amenities such as allocated parking. The convenient location offers easy access to local amenities, transport links, and green spaces, ensuring a well rounded lifestyle for residents. Whether you're seeking a comfortable home or an astute investment opportunity, this first floor apartment in Laburnum Court presents an enticing prospect for discerning buyers seeking modern living.



### Communal Entrance Hall

Entrance door. Stairs to all floors, this property is located on the first floor.

### Entrance Hall

Access to the apartment. Entrance door. Radiator.

### Lounge Area 15'0" x 14'1" maximum (4.59m x 4.299m maximum)

French door opening onto Juliet balcony. Radiator. TV point. Open plan to the kitchen and dining areas.

### Dining Area 9'0" x 8'0" (2.746m x 2.460m)

Space for a table and chairs. Radiator.

### Kitchen Area 10'2" x 8'6" (3.113m x 2.600m)

Range of fitted units comprising a one and a half bowl sink unit with work surfaces adjacent. Base units with cupboards and drawers. Wall mounted cabinets over. Built in four ring gas hob with an electric oven and grill. Extractor. Space for a fridge freezer. Plumbing for a washing machine.

### Bedroom One 12'3" x 10'4" (3.744m x 3.165m)

Double glazed window. Radiator.





### **En-Suite Shower Room**

Full suite comprising a shower enclosure with wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling. Radiator.

### **Bedroom Two**

12'3" x 8'5" maximum (3.752m x 2.575m maximum)

Double glazed window. Radiator.

### **Bathroom**

Suite comprising a panel bath. Pedestal wash hand basin. Low level W.C. Complementary tiling. Radiator.

### **Externally**

The property has communal grounds with allocated parking for one car.

### **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.

### **Council Tax**

Band A

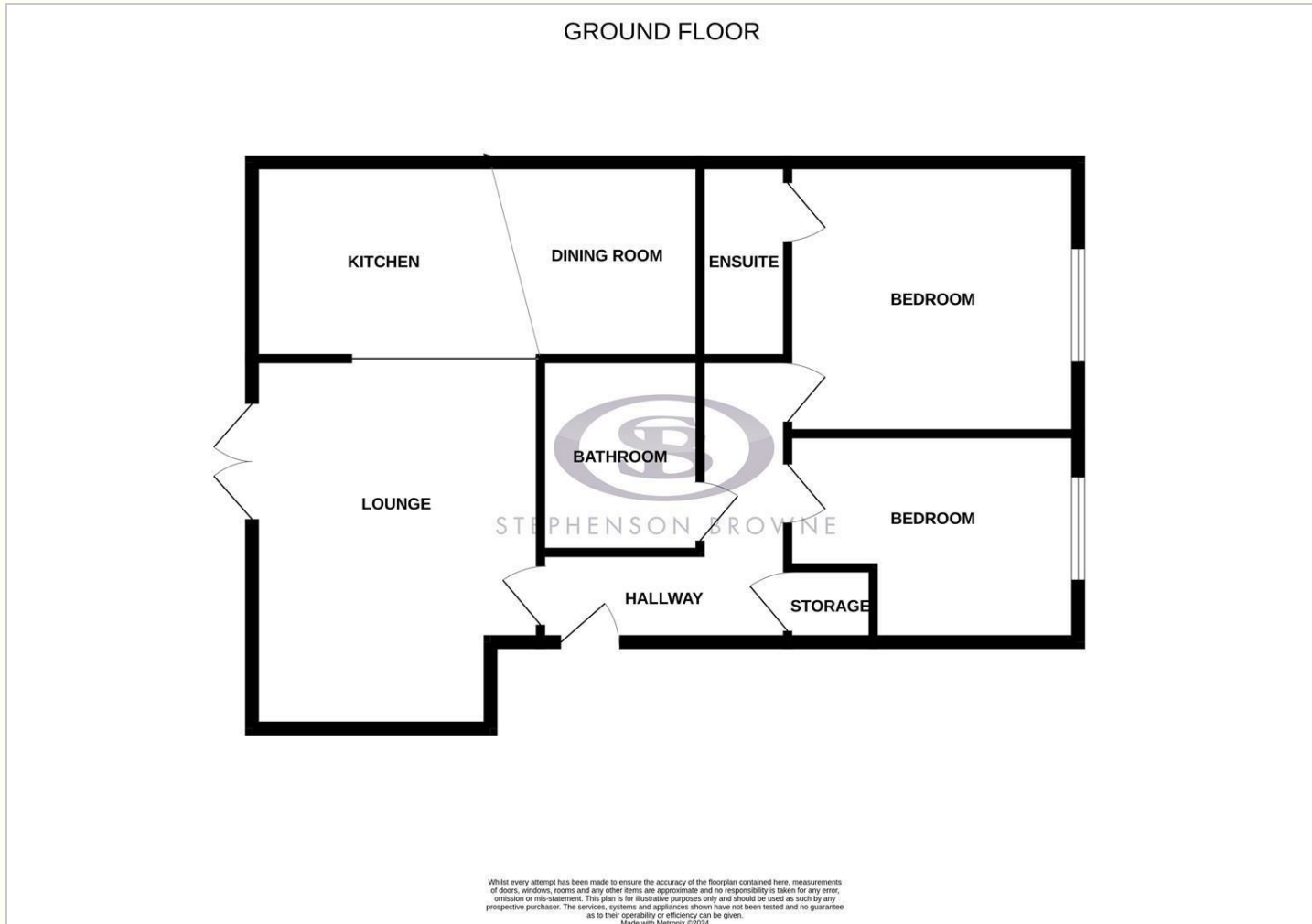
### **Directions**

From the agents office turn left and follow Nantwich Road along until you come to Wells Green traffic lights. Turn left into Rope Lane and immediate right onto Springfield Drive. The apartment block is located on the left hand side.





## Floor Plans

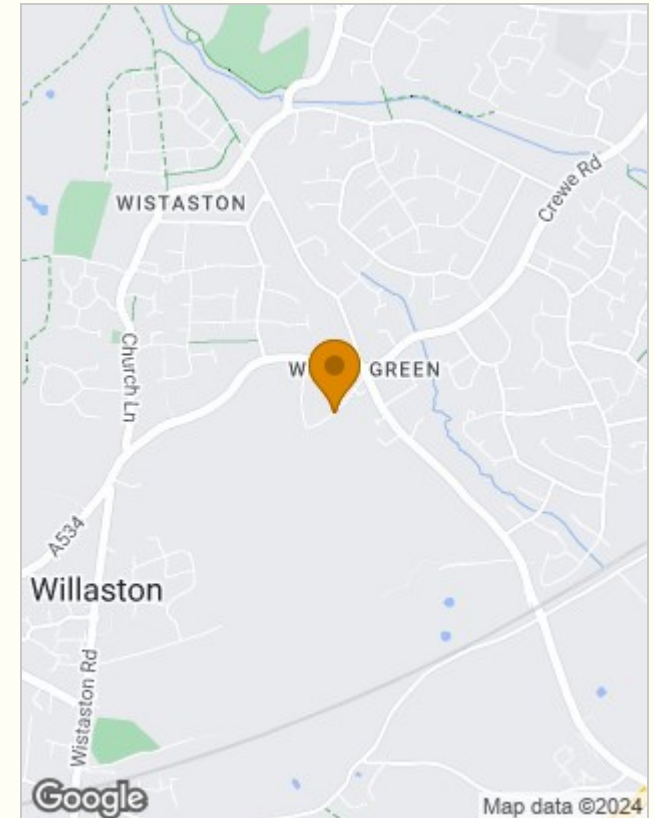


## Viewing

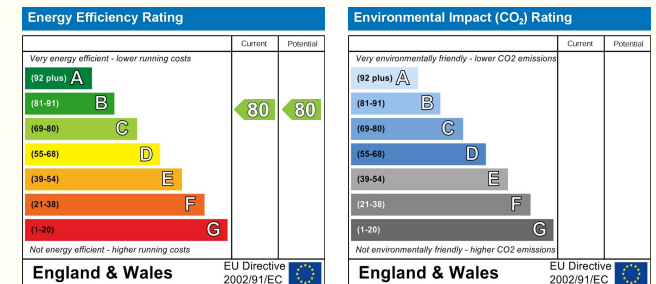
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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## Location Map



## Energy Performance Graph



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