



24 College Gate, Salisbury Close

CW2 6NW

Asking Price £120,000



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STEPHENSON BROWNE



24 College Gate, Salisbury Close

- Superb First Floor One Bedroom Apartment
- Grade II Listed Property
- Beautifully Upgraded By Present Owners
- Allocated Parking
- Investment Opportunity
- Tenant In Situ Paying £700 PCM Fully Furnished
- Immaculately Presented
- Meticulously Maintained Grounds
- Close To Excellent Amenities
- Must Be Viewed!

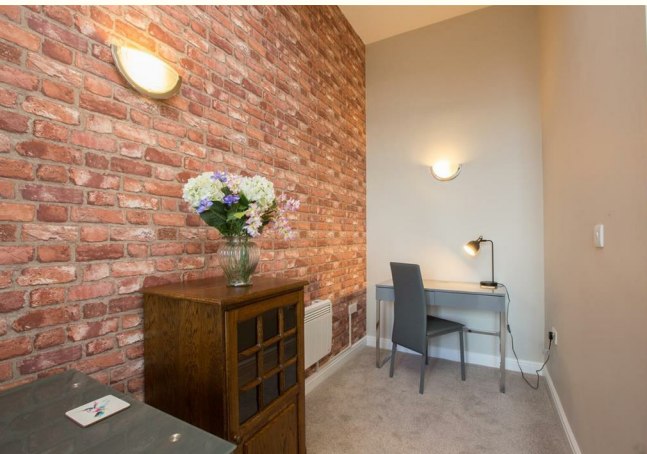
Stephenson Browne are proud to bring to market this superb first floor apartment, offering a unique opportunity to own a grade II listed building with a rich history. Having a tenant in situ, currently paying £700 per calendar month and offered as a fully furnished home making it a great investment opportunity!

As you step into this remarkable apartment, you are greeted by a welcoming and spacious entrance hall which leads to the large open plan living space that seamlessly integrates a well equipped kitchen, perfect for culinary enthusiasts and entertaining guests. The stunning bathroom, upgraded with a high end finish by the current owner, adds a touch of luxury to everyday living. The comfortable double bedroom provides a peaceful retreat at the end of the day.

One of the standout features of this property is its magnificent grounds, meticulously maintained and overlooking picturesque green open space. The allocated parking ensures convenience for residents, while the incredible proportions of the apartment showcase the grandeur of its historical roots.

Moreover, the thoughtful enhancements made by the current owner, such as secondary glazing, enhance the property's appeal and comfort. Whether you are captivated by the history of the building or drawn to the elegant living spaces, this apartment offers a unique blend of character and modern amenities.

Don't miss the chance to view this exceptional apartment, where history meets contemporary living in a truly enchanting setting.



Entrance Hall	17" x 5'10" (5.18m x 1.78m)
Living Room	22' x 12'4" (6.71m x 3.76m)
Kitchen	10'1 x 5'10" (3.07m x 1.78m)
Bedroom	12'5" x 8'4" (3.78m x 2.54m)
Bathroom	
Externally	

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.

Council Tax
Band A.

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

Land Registry



Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

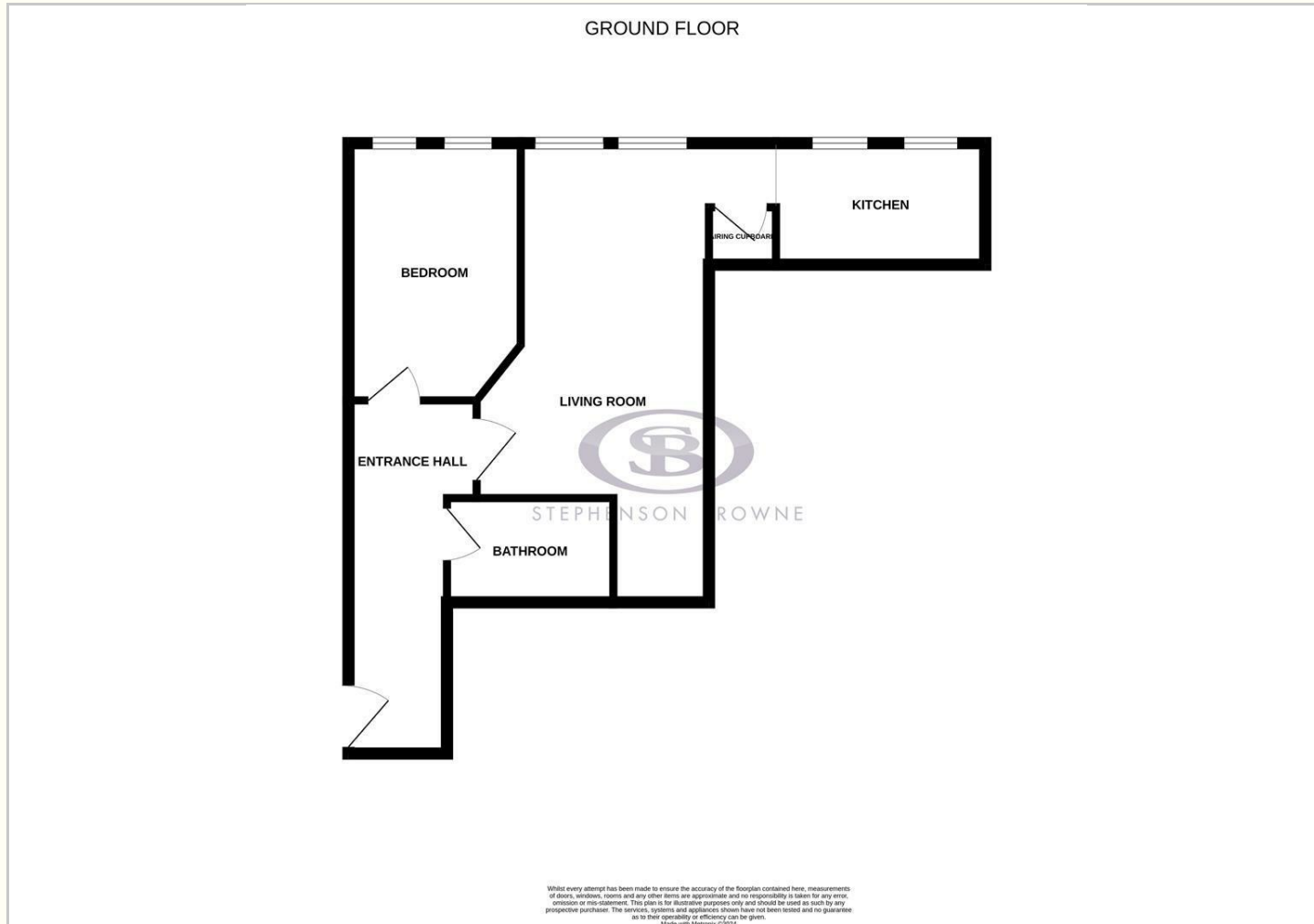
Directions

From the agent's office turn left along Nantwich Road in the direction of Nantwich. Take the second left into Salisbury Avenue and then first right, follow the road around to the apartment block and there is allocated and visitor parking set within communal grounds.





Floor Plans

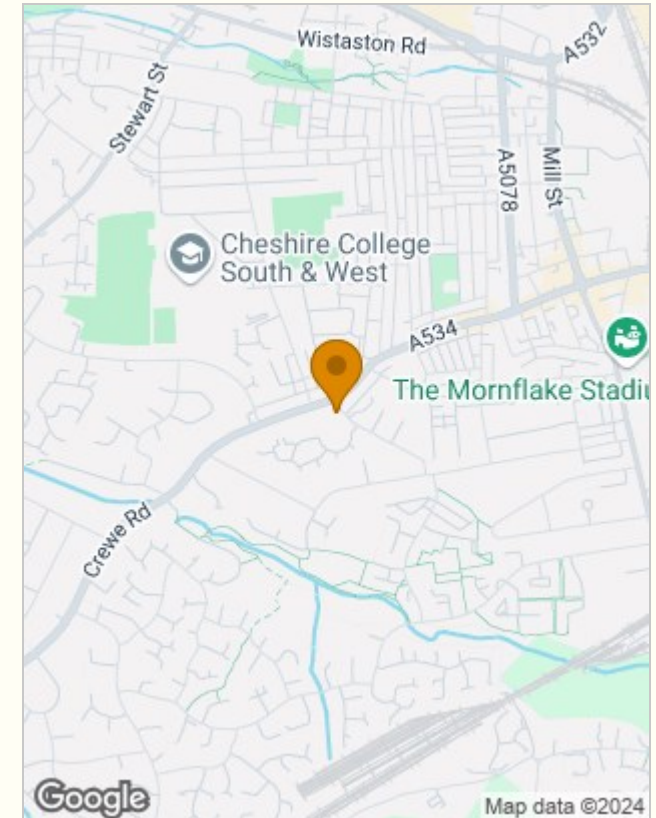


Viewing

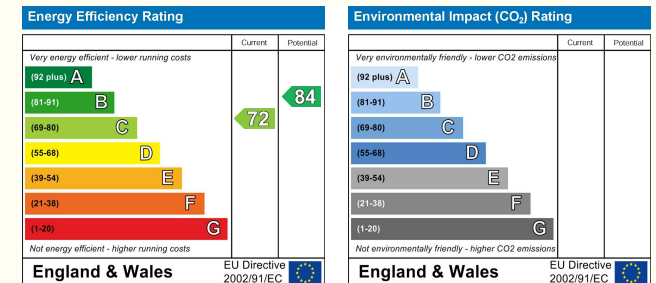
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they 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

Location Map



Energy Performance Graph



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