



**46 St. Marys Street**

CW1 2JB

**Offers Over £70,000**



2



null



null



C



STEPHENSON BROWNE







# 46 St. Marys Street

- Modern First Floor Apartment
- Two Double Bedrooms
- Secure Off Road Parking
- Close To Local Amenities
- Investment Opportunity
- Spacious Open Plan Kitchen/Living Room/Diner
- Well Maintained
- Central Location
- Tenant In Situ
- Must Be Viewed

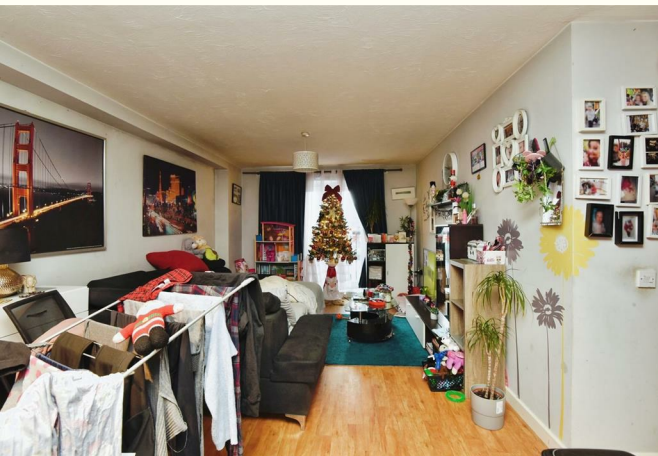
Located in the heart of Crewe, this modern first floor apartment presents an excellent opportunity for investors, situated in a central location with a tenant already in situ paying £650 pcm. This means you can start generating rental income immediately upon purchase.

Boasting two generously sized double bedrooms, the property offers ample space for relaxation and privacy. The highlight of this apartment is undoubtedly the superb open plan living, dining and kitchen area, which is designed to create a welcoming atmosphere. The inclusion of a Juliet balcony allows natural light to flood the space, enhancing the overall appeal. The modern fitted kitchen is equipped with contemporary appliances.

The apartment also features a stylishly appointed bathroom, ensuring that all your needs are met in this well thought out living space. For added convenience and security, the property benefits from secure parking and intercom access, providing peace of mind for residents.

Situated in a central location, this apartment is not only ideal for personal living but also represents a promising investment opportunity, with a tenant already in situ. This means you can start generating rental income immediately upon purchase.

In summary, this modern apartment in Delamere Court is a must view for anyone looking to invest in a property that combines comfort, style and practicality in a prime location. Don't miss out on the chance to make this exceptional space your own or to add it to your investment portfolio.



Offers Over £70,000



## Entrance Hall

**Kitchen/Lounge/Diner** 23'6" x 11'3" (7.17m x 3.45m)

**Bedroom One** 16'7" x 7'6" (5.08m x 2.29m)

**Bedroom Two** 12'9" x 7'0" (3.89m x 2.14m)

## Bathroom

## Externally

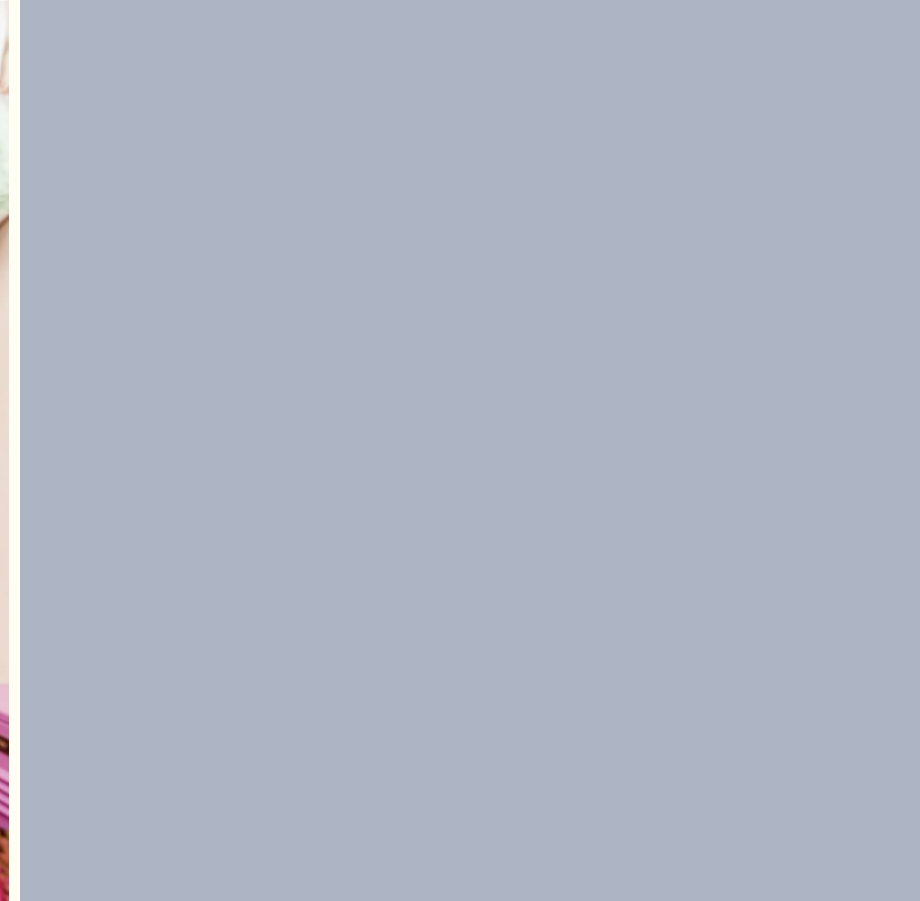
**Council Tax**  
Band B.

## Tenure

We understand from the vendor that the property is freehold. 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.



Directions



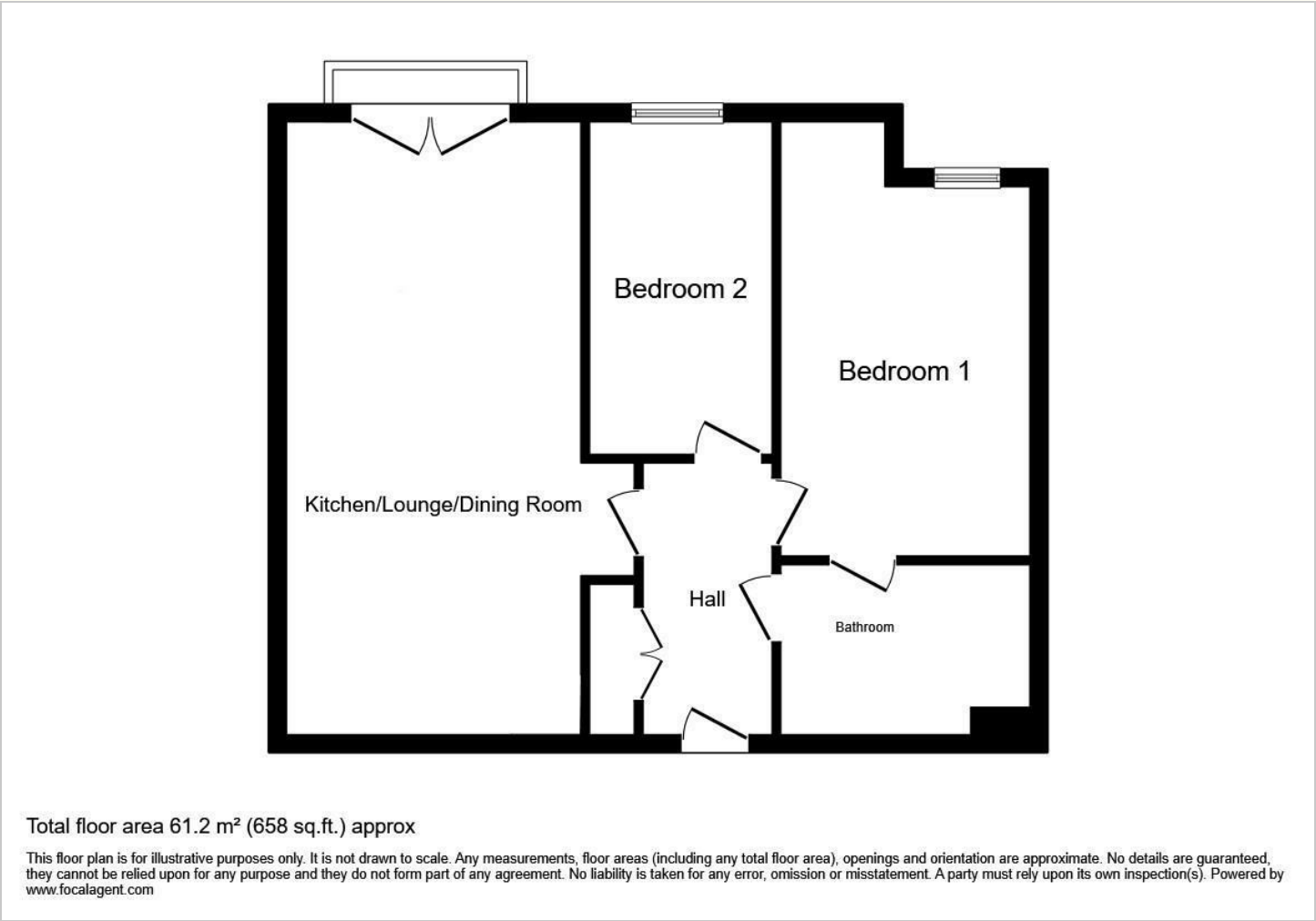




NOW  
STILL  
HAVE  
WILL



Floor Plans



Viewing

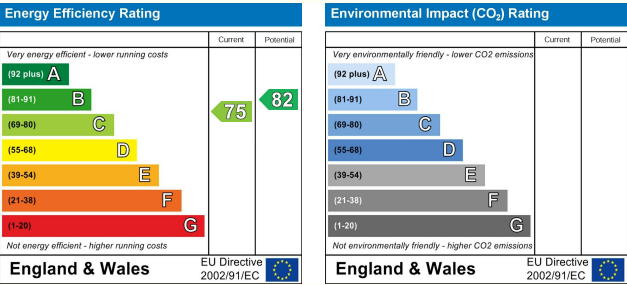
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: [crewe@stephensonbrowne.co.uk](mailto:crewe@stephensonbrowne.co.uk) | [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)