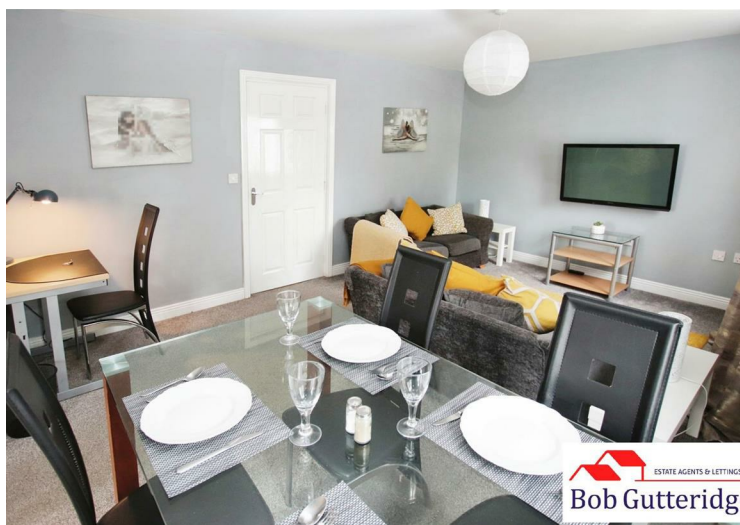


4 Madeley Court, Madeley, Crewe, Cheshire, CW3 9JA



Leasehold £105,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented ground floor apartment situated on this ever popular and convenient development in Madeley. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge/diner, modern fitted kitchen, two bedrooms, en-suite shower room off bedroom one and a master bathroom. Externally this property is set on well maintained grounds and offer allocated off road parking for a vehicle. We are also pleased to confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

ENTRANCE HALL

With pendant light fitting, panelled radiator, two built in storage cupboards, security intercom system. Door leads off to;



LOUNGE / DINER 5.38m x 4.09m (17'8" x 13'5")

With two Upvc double glazed windows, two pendant light fittings, two panelled radiator, TV aerial connection point, BT telephone point (Subject to usual transfer regulations), power points and access off to;



FITTED KITCHEN 2.36m x 2.44m (7'9" x 8'0")

With two Upvc double glazed windows, a Valliant combination boiler providing the domestic hot water and central heating systems, a range of base and wall mounted oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, space for under counter fridge plus freezer, ceramic splashback tiling and power points.



BEDROOM ONE 4.52m x 3.05m (14'10" x 10'0")

With Upvc double glazed window, pendant light fitting, panelled radiator and power points. Door leads off to;



EN SUITE SHOWER ROOM 2.08m x 1.75m (6'10" x 5'9")

With a white three piece suite comprising of low level WC, pedestal sink unit, corner glazed shower cubicle with electric shower, ceramic splashback tiling, vinyl cushion flooring and panelled radiator.



BEDROOM TWO 3.28m x 2.13m (10'9" x 7'0")

With Upvc double glazed window, pendant light fitting, panelled radiator, decorative panelling to walls and power points.



BATHROOM/WC 2.36m x 2.24m (7'9" x 7'4")

An attractive modern white suite comprising low level WC, pedestal sink unit, "P" shaped bath/shower unit having central mixer tap, shower plus screen, ceramic splashback tiling, vinyl cushion flooring and panelled radiator.



EXTERNALLY

MAINTAINED GROUNDS

Allocated parking space and visitor parking and communal garden area.



COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

LEASEHOLD INFORMATION

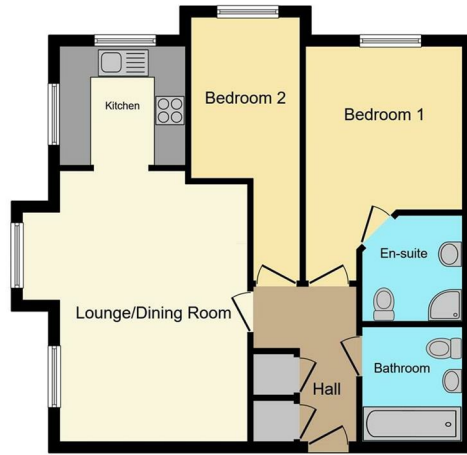
This is a leasehold property with 150 years on the lease from 2007

Lease term remaining: 133 Years

Ground Rent is £220.00 Per Annum

Service charge is £1332.00 Per Annum - Reviewed Annually

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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday 9.00am - 5.30pm
 Saturday 9.00am - 4.30pm
 Sunday 2.00pm - 4.30pm

