



Apartment 1 11 London Road
Sandbach

£595 PCM



STEPHENSON BROWNE

Apartment 1 11 London Road, Sandbach CW11 3BD

£595 PCM

A compact one bedroomed ground floor apartment with period features and character. Small entrance vestibule, kitchen, bedroom, generous sitting room and bathroom. Gas fired central heating. Off road parking. Two minutes walk to the railway station and bus stop. Easy access to Sandbach Town Centre. Minimum tenancy 6-months.

Important Notice

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask any more specific questions in any area of importance before making a formal application. Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. The tenant is responsible for council tax, water, gas and electric plus TV/media where applicable - please note we can not confirm the cost of these as they are different from person to person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

Comprising pedestal wash hand basin, paneled bath with shower over, pedestal wash hand basin, wc. Tiled floor and splash backs.

LOUNGE

15'2" x 12'6" (4.63 x 3.81)

Walk in bay window to the front elevation.
Ornamental fireplace

KITCHEN

11'2" x 6'7" (3.41 x 2.00)

Window to the rear elevation, fitted with a range of base and eye level units incorporating a gas hob with double oven beneath, further appliance space.

BEDROOM

10'8" maxm x 9'6" maxm (3.24 maxm x 2.90 maxm)

Dual aspect windows to side and rear elevation, large walk in wardrobe.

BATHROOM

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

36 High Street, Sandbach, Cheshire, CW11 1AN Tel: 01270 763200 opt

2

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







