



## Mill Pool Way

CW11 4BQ

**Offers In The Region Of £150,000**



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STEPHENSON BROWNE



**NO ONWARD CHAIN!** This modern ground floor apartment is found on the cusp of Sandbach Town Centre and all the desired local amenities and commuting links.

Very well presented accommodation throughout comprising of a long entrance hallway that provides access to all of the principal rooms. Generous open plan living room diner with multi aspect windows and open plan living set up with the kitchen, fully fitted with a range of modern wall and base units with work surfaces over. Two well proportioned bedrooms and a modern three piece bathroom suite with shower over the bath. Parking externally and well maintained greenery surrounding the apartment complex.





**Lease Information**

Lease length of 150 Years from 2010  
Service Charge: £137.26 Per Month  
Ground Rent: £250.00

**Entrance Hallway**

13'3" x 4'5"

**Kitchen**

11'3" x 6'2"

**Living Room**

13'5" max x 12'9"

**Bedroom One**

13'0" x 10'1"

**Bedroom Two**

9'4" x 7'7"

**Bathroom**

6'11" x 6'5"

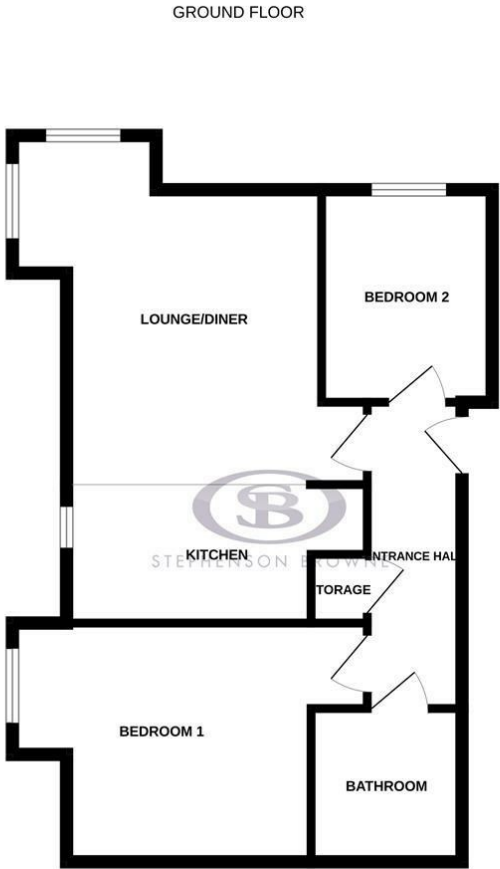




- No Onward Chain
- Attention Investors, First Time Buyers & Home-Movers
- Ground Floor Apartment
- Two Spacious Bedrooms
- Open Plan Living
- Three Piece Bathroom Suite
- Off Road Parking
- Secure Communal Door Entry
- Doorstep of Town Centre and Local Amenities
- Great for Commuting via M6 Motorway

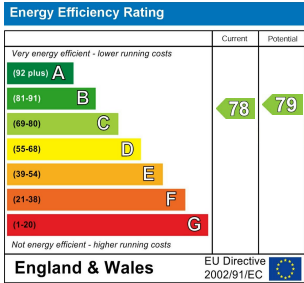


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

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