



Ash House Brook Court

CW11 1FU

Offers Over £150,000



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STEPHENSON BROWNE

For Sale with NO ONWARD CHAIN. A well presented first floor apartment, on the doorstep of the town centre and proximate to all of the desired local amenities. Exclusively for the over 55's, the apartment enjoys a peaceful and serene setting while retaining convenient access to the local community.

Opening with a separate entrance hallway with two storage cupboards and access to all of the principal rooms. Open plan lounge and kitchen area with high specification fully fitted kitchen complete with a comprehensive range of wall and base units with work surfaces over. Integrated fridge freezer, oven and four ring induction hob. Spacious double bedroom with excellent proportions allowing for versatile arrangement. Three piece wet room with shower, low level WC and hand wash basin.

The residence also benefits from a communal laundry room with washers and dryers free for use by residents, further to lift access up the building and ample off road parking.



Entrance Hallway

10'7" x 5'10"

Living Room

13'7" x 9'8"

Kitchen

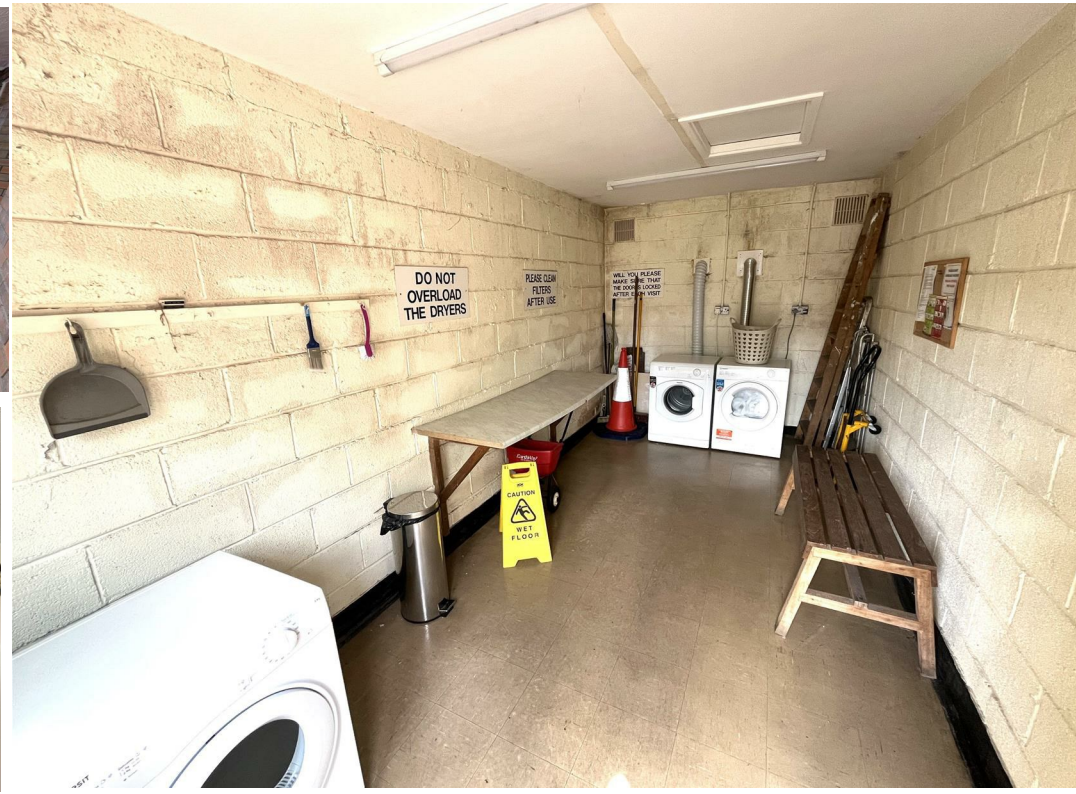
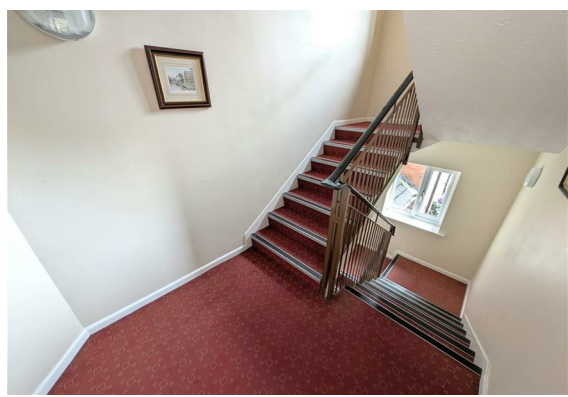
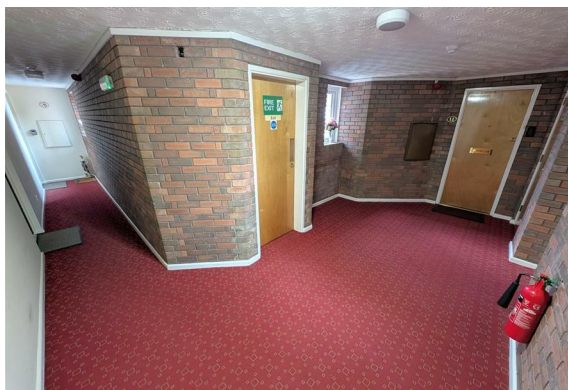
8'0" x 7'0"

Bedroom

11'8" x 9'11"

Bathroom

7'2" x 6'3"



- Over 55's First Floor Retirement Apartment
- No Onward Chain
- Lift and Stairs Access
- Spacious Double Bedroom
- Quaint Green Outlook
- Open Plan Lounge Kitchen
- Three Piece Wet Room
- Off Road Parking
- Door Step of Town Centre
- High Specification Kitchen



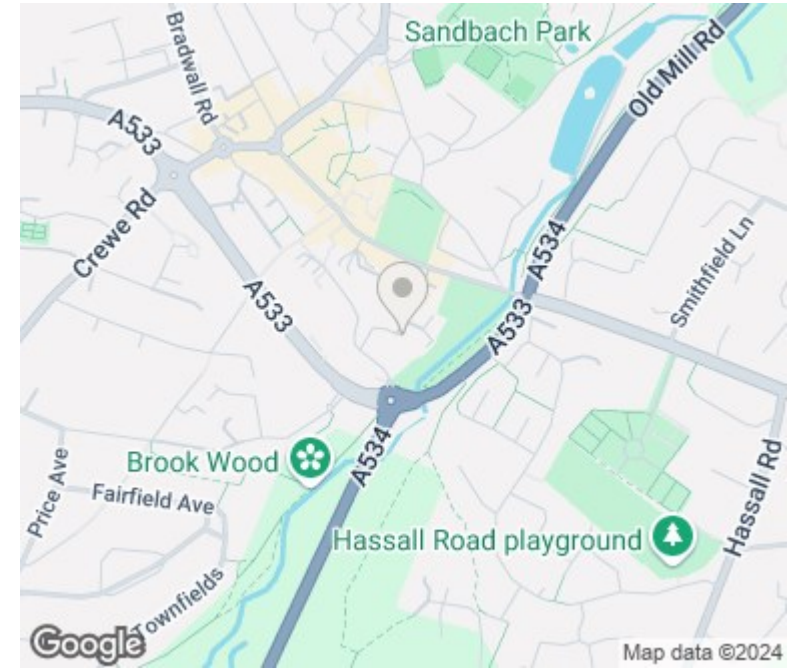
Floor Plan

GROUND FLOOR



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64