



## **Maria B Evans Estate Agents Limited**

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### **PHASE II**

### **STOCKS HALL APARTMENTS**

**HALL LANE, MAWDESLEY, L40 2QZ**



The remaining apartments are all situated in the second phase of these much-sought after, independent living apartments located on the outskirts of the prestigious village of Mawdesley.

Complementing the high standard of Phase I, this elegantly appointed apartment is tailored to provide the ultimate in comfort and include two bedrooms, an in-vogue living dining kitchen and a classically presented bathroom.

The private apartments are all situated on the first floor and access is also conveniently positioned alongside the parking area and the site is located a stone's throw from the villages amenities and the undulating rural surrounds.

An added bonus is the discounted membership and close proximity to the hugely beneficial and easily accessible luxury spa, private member-only leisure facilities plus the most agreeable AJ's bistro, situated on the ground floor of this phase

A private entrance with key code access to the side of the building gives way to a broad and carpeted hallway. From here, there is a lift to the first floor, doors to the Spa and Bistro on the ground floor and a door to a further hallway to the apartments with automatic recessed down-lighting and security cameras.



Firstly, each apartment has an oak front door with a brushed steel handle and combined electronic fob entry plus a personal viewer. They are all warmed by a heating/air conditioning system - dispersed via a ceiling vent - and are also fitted with an air filtration system. There is a wall mounted fire alarm in the hallway, timber veneer doors to each of the rooms with brushed steel handles and complementary electric sockets, light switches and thermostat controls.



*The following description gives you a portrayal and indicative overview of the chic design, décor and exemplary standard which can be seen throughout all the two- and three-bedroom private apartments which are set on the first floor, this particular description is of the former show apartment, No. 22 which is no longer available*

A walk-in storage cupboard with recessed down-light provides excellent storage for household essentials and also houses the wall mounted Enviro-Vent controls. The in-vogue living dining kitchen has French windows with a Juliet balcony and a sash style window to the side.



The dove grey painted Shaker style kitchen cabinets and drawers have brushed steel furniture and woodblock effect worktops, inset with a stainless-steel single drainer sink unit and swan-neck mixer tap. Also inset is an AEG four-ring ceramic hob with canopy extractor fan above and an oven and grill below. Integrated appliances include an automatic dishwasher and a fridge freezer and there is space for a washing machine. The laminate flooring stretches across to the dining area with space for a table and chairs and there are two extractor fans. The area is lit by recessed down-lights and the carpeted and comfortable living area has wall lighting points and ample space for a lounge suite.





The master bedroom has a French window and Juliet balcony, recessed down-lights and wall lights and a wall-mounted television point. The en suite shower room also has recessed down-lights, an extractor fan and a chrome ladder-style heated towel rail. With natural shaded wall tiling to splash areas, the Roca three-piece white suite comprises a cubicle with curved sliding doors and dual head fittings, a vanity set wash basin and wall mounted w.c.



Bedroom two has a sash window, recessed down-lighting and wall lighting points plus a wall mounted television point opposite the bed space.

The fully tiled bathrooms have non-slip tiled flooring and a mosaic patterned shower base, all in natural shades. The Roca four-piece white suite comprises a walk-in, wet-room style shower cubicles have glazed screens and both sprinkler and hand shower heads plus a safety handle. The panelled bath is fitted with a wall mounted faucet and hand shower, the vanity set wash basin has a mono-block tap, illuminated mirror and shaver point above, and there is a wall mounted w.c. Recessed down-lighting illuminates the room, there is an extractor fan and a chrome ladder-style heated rail to warm the towels.



## **ADDITIONAL INFORMATION:**

### **FIRST FLOOR APARTMENTS**

Apartment 18 Three bedrooms, one en suite

Apartment 19 Two/three bedrooms, one en suite

Apartment 20 SOLD

Apartment 21 Two/three bedrooms, no en suite

Apartment 22 SOLD

### **The Spa and Gymnasium Membership Charges**

The current charges for spa membership are from £58 pcm  
A discount membership will be offered to all residents of the apartments

**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the apartments is Leasehold**

**We are reliably informed that the lease length is 125 years**

**We are reliably informed that the Lease is circa £200 PA**

**We are reliably informed that the Management Charges are from -  
£77 PCW - £109 PCW**

**The Local Authority is Chorley Borough Council**

**The EPC rating is D**

**The Council Tax Band is variable per apartment from C to D**

**The property is served by mains drainage**

#### **Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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