



Maria B Evans Estate Agents Limited

Apartment 22, Stocks Hall, Hall Lane, Mawdesley, L40 2QZ

Offers in the region of £275,000



- Immaculately presented, first-floor apartment
- In-vogue living dining kitchen with Juliet balcony
- Shaker style kitchen with woodblock effect worktops
- Integrated appliances and AEG ceramic hob/oven/grill
- Comfortable spacious living area with television point
- Master bedroom with modern en suite shower room
- Further double second bedroom with television point
- Principal bathroom with four-piece white suite
- Private hallway with stair or lift accessibility
- Warmed by a heating/air conditioning system
- Discounted spa and leisure facilities membership
- Extensive parking area surrounds the property
- Close to the Mawdesley village amenities

The apartment situated on the first floor of the much-sought after Stocks Hall Independent Living complex located on the outskirts of the admired village of Mawdesley. This elegantly appointed apartment is tailored to provide the ultimate in comfort and includes an in-vogue living dining kitchen, two bedrooms – master with en suite shower room, and a classically presented bathroom. 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 highly regarded AJ's bistro, situated on the ground floor. Also conveniently positioned is the extensive parking area and the site is located a stone's throw from the village amenities, has easy access to commuter routes and within undulating rural surrounds.

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 further hallway with automatic recessed down-lighting and security cameras, and leading to the apartments.



Apartment 22 has an oak front door with a brushed steel handle and combined electronic fob entry plus a personal viewer. The apartment is warmed by a thermostatically controlled heating/air conditioning system - dispersed via a ceiling vent - and also has 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 and light switches.

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 two Velux windows allowing natural light to flow through the entire area.



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, microwave, a fridge and a 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, the area is lit by recessed down-lights and the carpeted and comfortable living area has wall lighting points, a television point and ample space for a lounge suite.



The very spacious master bedroom has a French window and Juliet balcony, recessed down-lights, wall lights, a wall-mounted television point and two double built-in wardrobes. 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 Velux window, recessed down-lighting and wall lighting points, a built-in double wardrobe 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.



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

The Management Charge for the apartment is £66.25 per week

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is C

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.

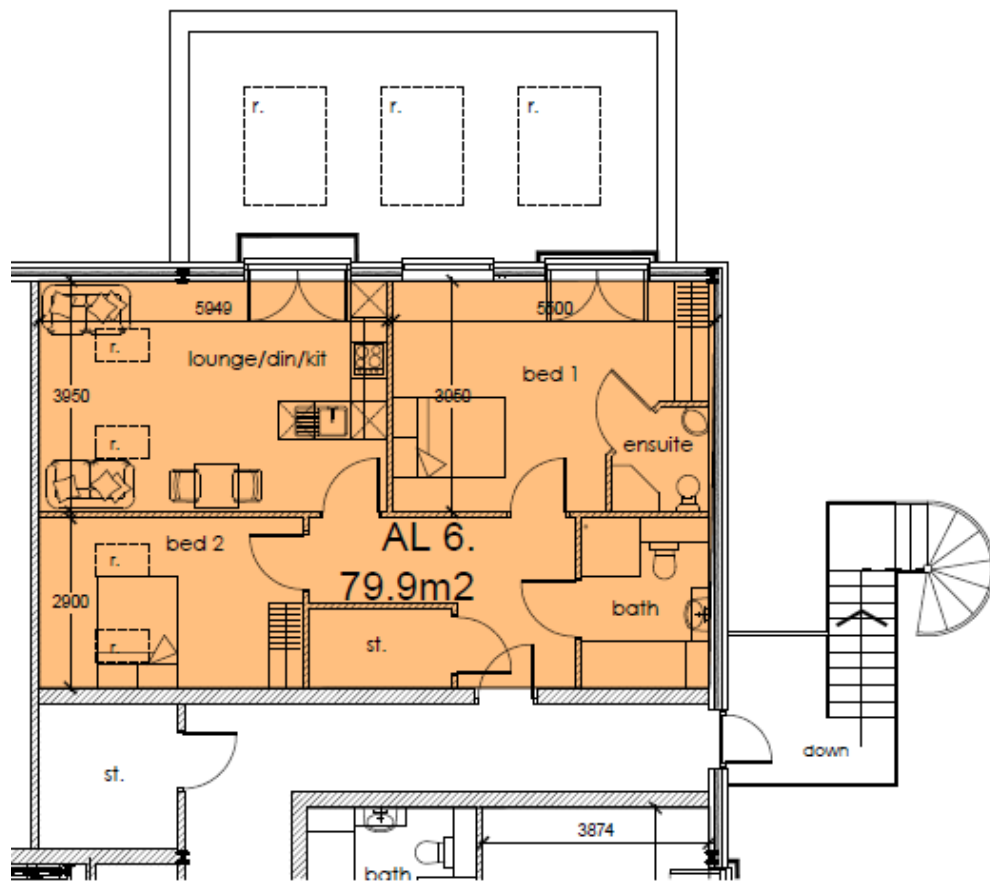
Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095 F: 01257 464863

W: www.mariabevansestateagents.co.uk E: sales@mariabevans.co.uk

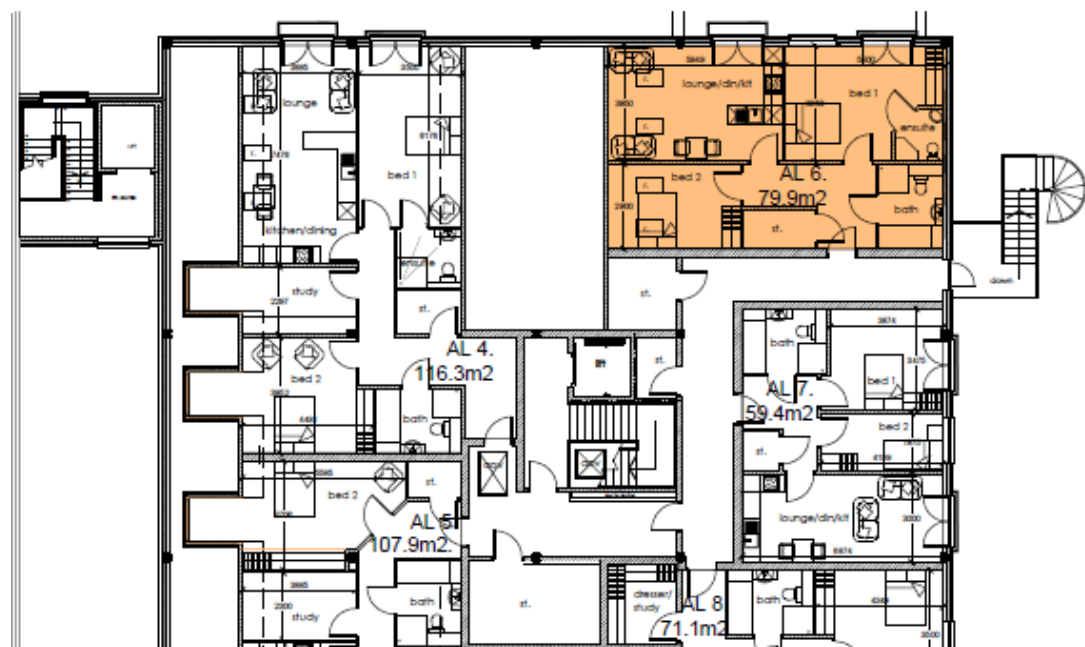
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA

The Spa and Gymnasium Membership Charges

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



AL 6 - FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:200

all dimensions are approximate and taken block to block face