



Bright And Spacious Ground Floor Apartment

Pleasant South-Westerly Facing Aspect

Good Size Kitchen

Much Sought-After Ravenscroft Development

Spacious Lounge With Bay Window

Double Bedroom with Wardrobe



Introduction

Bright, spacious and well-presented ground floor apartment, occupying a desirable position within the much sought-after Ravenscroft development on the edge of Holmes Chapel village.

Enjoying a pleasant south-westerly aspect to the front of the building, this attractive apartment is one of just twelve within the block, which was built by Seddons and is managed by SHS Estates. The accommodation is approached via a secure communal entrance with intercom remote entry system, leading into the main communal hallway with stairs providing access to the upper floors and entrance to the ground floor apartments. Internally, a good-sized private entrance hallway leads into the spacious lounge, featuring a bay window which allows an abundance of natural light.

The adjoining kitchen is fitted with a range of matching units, while the double bedroom benefits from a built-in wardrobe providing excellent storage. An inner hallway leads to the modern white three-piece shower room and useful airing cupboard. Externally, residents benefit from ample off-road parking, well-maintained communal gardens and a communal drying area. Ideally positioned to the west of the village, the apartment provides easy access to Junction 18 of the M6, whilst Holmes Chapel village centre and its excellent range of amenities are all within easy reach.

EPC Rating – D

Council Tax Band - B - Cheshire East

Tenure - Leasehold

ACCOMMODATION

Communal Main Entrance

The communal entrance provides private letterbox for each apartment, secure intercom entry system providing remote access, with a secure door leading into the communal hallway, where stairs rise to the upper floors and access to the ground floor apartments.

Apartment Accomodation

Private Entrance Hallway

Good-sized private hallway providing access to the lounge and double bedroom.

Lounge

13' 11" MIN x 11' 7" (4.24m x 3.53m)

A generous and naturally light reception room featuring a front facing bay window enjoying a pleasant south-westerly aspect. Ample space for a range of furniture together with a dining table if required.

Kitchen 7' 1" x 9' 8" (2.16m x 2.94m)

Fitted with a range of wall, drawer and base units with contrasting work surfaces over, incorporating a single drainer sink unit positioned beneath a side-facing window overlooking the communal gardens. Space for freestanding white goods and a freestanding electric oven.

Bedroom

9' 11" x 9' 4" (3.02m x 2.84m)

Well proportioned double bedroom with a front facing window and built-in double wardrobe providing useful storage.

Inner Hallway

From the lounge, providing access to the shower room and useful airing cupboard housing the hot water cylinder. Front-facing window allows natural light.

Shower Room

Fitted with a white three-piece suite comprising tiled step-in shower enclosure housing an electric shower, pedestal wash hand basin and low-level WC. Chrome towel rail and front facing window, complete the shower room.

Externally

Ample unallocated parking is available within the communal car park to the side of the apartment block, together with well-maintained communal gardens and a communal laundry drying area.



Tenure

We have been informed the property is Leasehold

Service Charge Approx £1,000.00 PA

Ground Rent £10.00 999-year lease from December 1985
Correct at the time of listing

We recommend you check these details with your
Solicitor/Conveyancer



Location

Holmes Chapel is a popular Cheshire village, with an attractive centre offering a comprehensive range of day-to-day shopping facilities, including a selection of individual shops and larger high street names. Surrounded by beautiful countryside, the village is ideal for those who enjoy walking and the outdoors, with the picturesque Dane Valley close by. The village benefits from two highly regarded primary schools and an outstanding secondary school, together with a good selection of pubs, restaurants and cafés in and around the centre. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport and Crewe, with access to the North West motorway network available at Junction 18 of the M6.

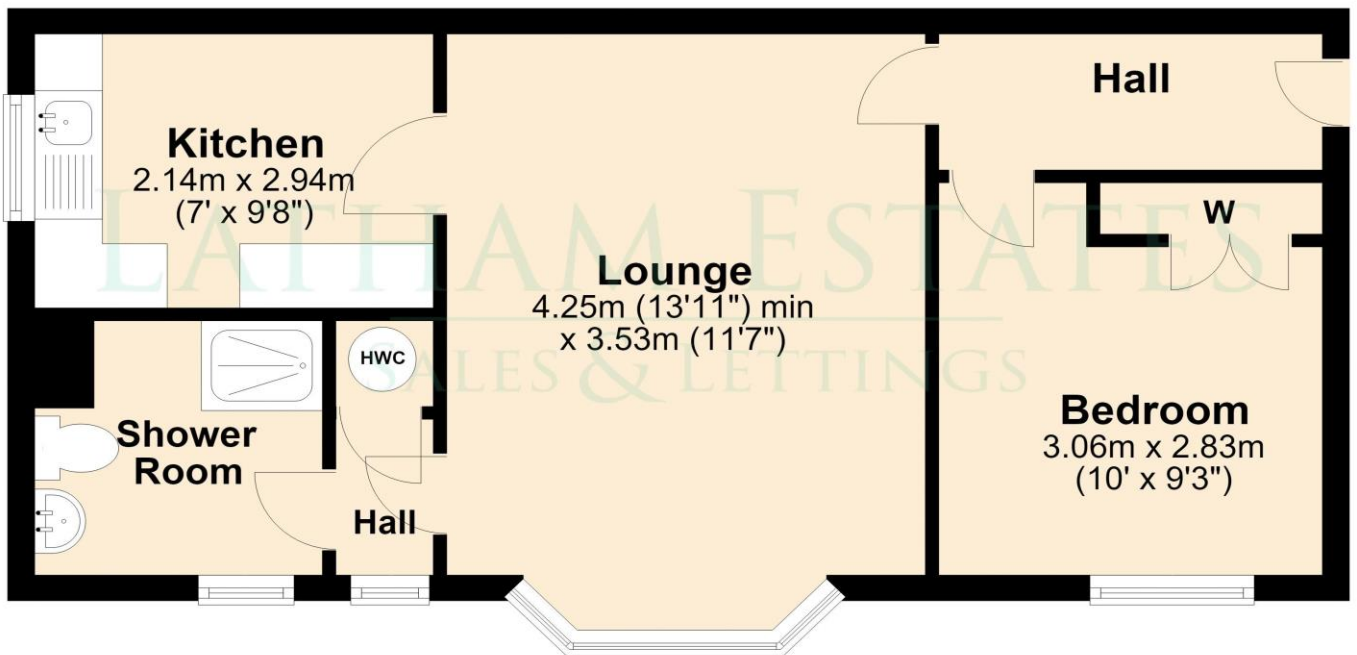


Directions

From our office 18 London Road, Holmes Chapel. CW4 7AJ. Travel to the mini roundabouts, taking the first exit left onto Middlewich Road, travel along taking the fourth right hand turn onto Bramhall drive, take the first left onto Ravenscroft, follow the road round to the right, where the apartments can be found on the right hand side, the apartment for sale is part of the fourth block along. Easily identified by our Latham Estates For Sale Board
Post Code: CW4 7HA Viewing Strictly by Appointment



Floor Plan



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.