



STEPHENSON BROWNE

Woodland Court, Alsager

ST7 2DP



£82,000

Description

An excellent opportunity to purchase a ground floor, one bedroom apartment with a garden to the rear, in a cul-de-sac position close to the heart of Alsager!

Ideal for first time buyers, landlords or those looking to downsize, this well-proportioned one bedroom flat backs onto a green space and could be an ideal option! Costs are also kept low with a Council Tax Band A, a yearly ground rent of only £10 and a monthly service charge of £42 (covering buildings insurance and communal gardens maintenance).

An entrance hallway leads to a lounge which opens into the kitchen area, whilst a sizeable bedroom offers excellent living space. There is also a spacious bathroom. To the rear of the property is a lawned garden with patio and gravelled areas, alongside a useful storage shed.

Situated on Woodland Court, the flat is perfectly placed for the wealth of amenities within Alsager itself, and is close to a number of commuting links such as the M6, A500 and A34. Several shops, restaurants, bars and cafes are within easy walking distance.

A fantastic opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

With a uPVC double glazed entrance door, pendant light, doors to all rooms, radiator, a built-in useful storage cupboard, door into:

Lounge

12'7" x 10'11"

With ceiling light, coving, TV point, telephone point, ample power points, uPVC double glazed panelled door leading out onto the garden, two double glazed windows to rear, opening into:

Kitchen

7'5" x 7'3"

With ceiling light, double glazed window to rear, radiator, vinyl flooring, a wall mounted gas boiler serving central heating and domestic hot water systems, a range of wall, base and drawer units having roll top working surfaces over incorporating a stainless steel sink/drain unit and tiled splashback, space and plumbing for automatic washing machine, space for freestanding cooker and space for further under counter white goods.

Bedroom

12'7" x 10'11"

A spacious double bedroom having pendant light, double glazed window to front elevation, coving, radiator and ample power points.

Bathroom

7'0" x 5'10"

With double glazed frosted window to rear elevation, partially tiled walls, radiator, a built-in storage cupboard and a white three-piece suite comprising of: A low-level WC, pedestal hand wash basin with chrome taps and a panelled bath with chrome taps and shower attachment.



Rear Garden

The rear garden has been designed with ease of maintenance in mind having fenced and retaining hedgerow boundaries, a paved patio area providing ample space for garden furniture, an outside garden store with power, water point and laid-to lawn with a gravel area next to a useful storage shed, and gated rear access.

Council Tax Band

The council tax band for this property is A.

NB: Tenure

We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

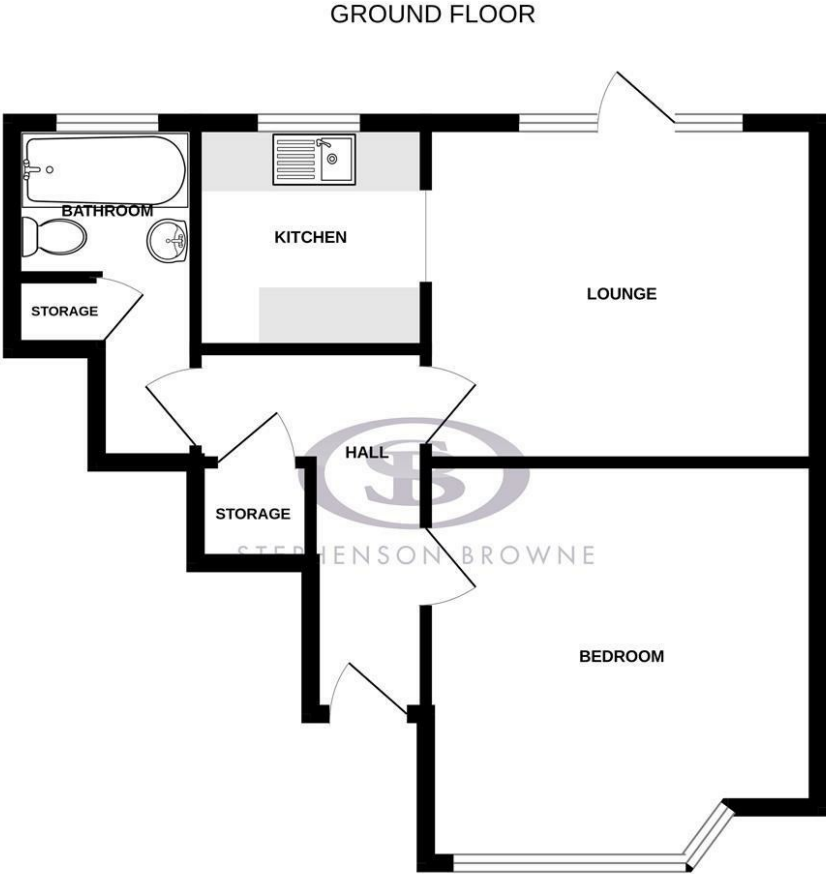
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Floorplans



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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Viewing

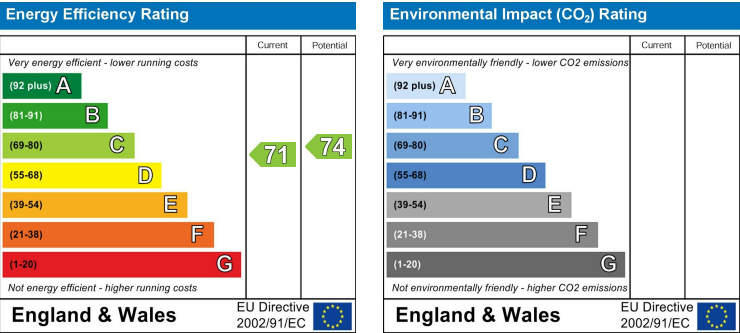
Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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Area Map



EPC Rating



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