



## 7 Charlotte Place 191-193 Stamford Street Central, Ashton-Under-Lyne, OL6 7PY

**£850**

A Wilson Estates are delighted to offer To Let this one bedroom with office/study second floor apartment on Stamford Street Central, Ashton-Under-Lyne.

Just awaiting the final touches, this stunning brand new development has been finished to an exceptional standard throughout.

Located in the heart of Ashton Town Centre where there are numerous amenities including bars, restaurants, supermarkets and Ikea.

Shops are varied and plentiful with high street, independent, and international options.

Tameside Hospital is a short distance away as are the green spaces of Stamford Park and Portland Basin Heritage Centre

There are excellent transport links into central Manchester and beyond with a rapid transit time by train directly into Victoria station. The property is also minutes away from the M60 motorway network and bus and tram stations.

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## **Entrance Hallway**

Composite door to side elevation. Lighting, LVT flooring, intercom, and built in storage cupboard.

## **Lounge**

Lighting, carpet, electric heater, and built in storage cupboard.

## **Kitchen**

uPVC double glazed door and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, and LVT flooring.

## **Bedroom One**

uPVC double glazed window to side elevation. Lighting, carpet, and electric heater.

## **Bedroom Two**

uPVC double glazed window to rear elevation. Lighting, carpet, and electric heater.

## **Bathroom**

uPVC double glazed window to front elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and vanity unit, and panelled bath with mains fed shower over. Part tiled walls, heated towel rail, wall unit, and LVT flooring.

## **Externally**

Shared entrance to the front with intercom system. Communal lobby area with stunning atrium. Bicycle storage and communal bin area.

Possibility of off road parking (extra charge). Large south facing balcony.

## **Additional Information**

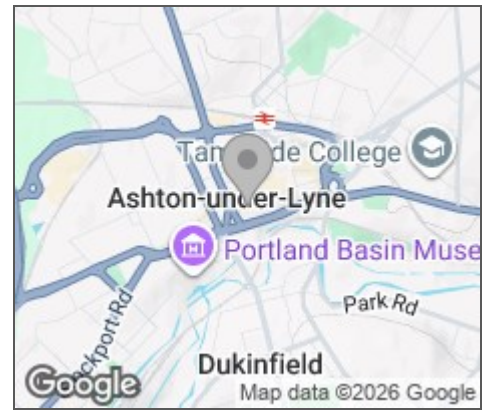
Council Tax Band : TBC - awaiting allocation

EPC Rating : B

Holding Deposit : £196

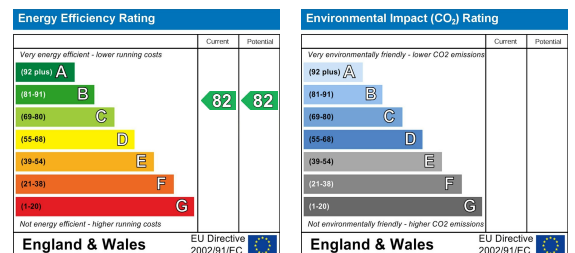
**STRICTLY NO PETS AND SMOKING POLICIES APPLY**





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.



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