

STEPHENSON BROWNE

Sandbach Road South, Alsager

ST7 2LP

1 1 1 B

£70,000

Description

A well presented, conveniently located first floor apartment forming part of the popular 'Homeshire House' Retirement Development, originally constructed by MCARTHY AND STONE and positioned just a short walk from Alsager Village Centre amidst mature leafy surroundings.

Upon entry to the apartment, you will find: an entrance hall with useful storage/utility cupboard space, a spacious open plan lounge/dining room and a kitchen with plenty of storage and an induction hob and self cleaning oven. The bedroom enjoys a substantially sized built-in wardrobe and views over the gardens towards Station Road! There is also a convenient bathroom with white sanitary suite, including a walk in shower. Fischer electric radiators with thermostatic controls can be found in the living room, bedroom and bathroom.

Access to the Residents Lounge can be found on the Ground Floor offering a sociable environment if desired, as well as wash room and guest suite for when you host family! A Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty, there is a 24 hour emergency Appello call system.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

To truly appreciate the standard of this apartment, viewings come highly recommended. Call Stephenson Browne today to arrange yours!













Room Descriptions

Communal Entrance Hall
Secure entrance door leading into communal entrance hall with lift and stair access. The property can be found on the first floor.

Hallway
With doors to all rooms, fitted carpet, pendant light, coving, door into a built-in storage cupboard, Telecom unit, door into:

Lounge/Diner
14'10" x 10'5"
With double glazed window to rear elevation, TV point, Fischer electric storage heater, two wall mounted light fittings, ample power points, archway into:

Kitchen
7'1" x 5'3"
Having a range of wall base and drawer units with granite effect working surfaces over incorporating a sink drainer unit with chrome mixer tap, splashback and cupboard below, integrated fridge, tiled flooring with complementary wall tiles throughout, integrated four ring induction hob with splashback and extractor canopy above, and self cleaning oven below.

Bedroom
11'8" x 8'8"
With double glazed window to rear elevation, fitted carpet, Fischer electric storage heater, coving, telephone point and built-in wardrobes having bi-folding doors.

Shower Room
With ceramic tiled flooring with decorative wall tiles, extractor point, Fischer electric heater and a white three piece suite comprising of; A low level WC, a vanity hand wash basin with chrome mixer tap and cupboard below, and a walk-in shower cubicle with glazed sliding door which houses a wall mounted Mira mixer shower being fully tiled where visible.







Please Note;
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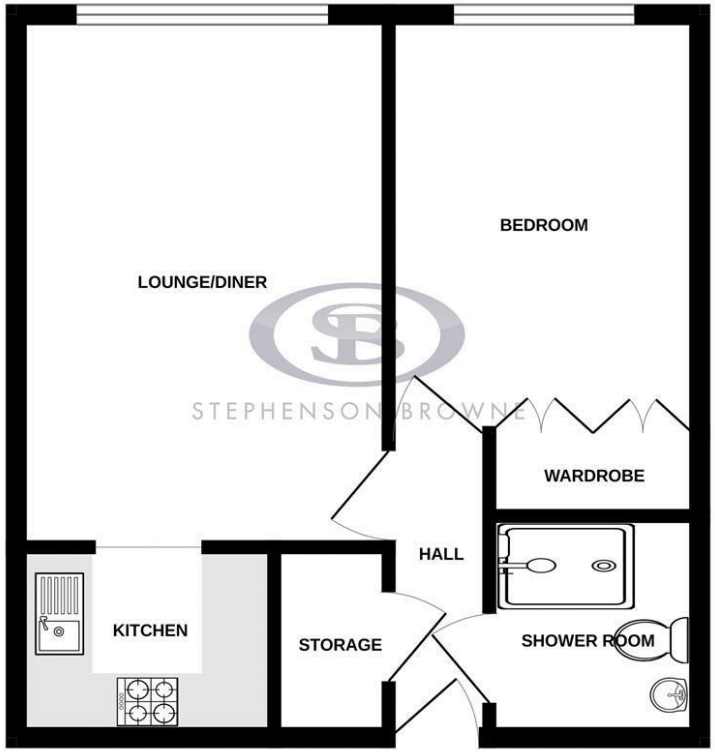
Council Tax Band
The council tax band for this property is A

Leasehold Tenure & Charges
We have been advised that the property tenure is Leasehold with a lease term of 99 years (approximately 58 years remaining), an annual ground charge of £435.42 and the annual service charge of £4360. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright
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Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplans

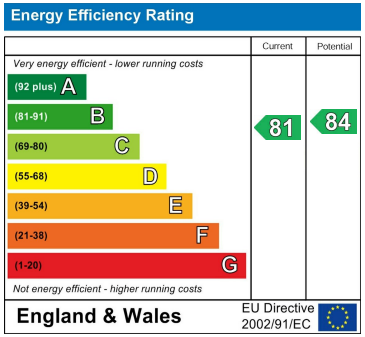


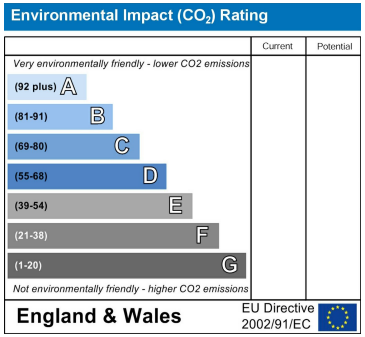
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating





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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64