



STEPHENSON BROWNE

Mere Court, Sandbach Road North, Alsager

ST7 2AP



**Offers In The Region Of
£240,000**

Description

NO CHAIN & PRIME CENTRAL LOCATION & FABULOUS PATIO AREAS - A superb, two bedroom ground floor apartment conveniently positioned within the highly desirable development of, 'Mere Court' - Situated just a stones throw away from the centre of Alsager along with it's variety of shops and day-to-day facilities.

Apartments within this locality very rarely come to market, and are usually in high demand, we are sure that this particular apartment will be no exception!

In brief the property comprises: A spacious lounge and separate dining room, both having access to patio areas overlooking the communal gardens, fitted kitchen with space for a range of freestanding appliances, two well proportioned bedrooms, the principal having fitted wardrobes, along with a generous shower room. There is also ample storage and a separate two piece WC.

Externally, there are communal gardens which can enjoyed all-year round, residents parking plus a single garage!

To fully appreciate the apartments position, proximity to the village, true size and many attributes, early viewing is highly advised.



Room Descriptions

Communal Hallway

Wood panelled entrance door into communal hallway.

Entrance Hall

7'8" x 4'4"

Wooden door having glazed insets into the apartment. Storage cupboard having hanging rail. Underfloor heating.

Separate WC

Two piece suite comprising a low level WC with push button flush and vanity wash hand basin with mixer tap and storage below. Double glazed frosted window. Underfloor heating.

Dining Room

12'10" x 9'1"

Underfloor heating. Sliding patio door opening to a private patio area. Doors to rooms. Double doors into:-

Lounge

17'7" x 12'10"

Dual aspect double glazed windows. Double glazed door opening to a patio area. Adam's style fireplace having electric fire. Storage cupboard.



Kitchen

12'7" x 8'0"

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Space for a washer dryer. Space for a slimline dishwasher. Integrated oven/grill and four ring gas hob with extractor canopy over. Integrated undercounter fridge and freezer. Double glazed window. Underfloor heating.



Inner Hall

Doors to both bedrooms and the shower room. Underfloor heating.

Bedroom One

14'11" x 10'11" to fitted wardrobes

Double glazed window. Underfloor heating. Fitted wardrobes having hanging rail and shelving.



Bedroom Two

12'9" x 9'11"

Double glazed window. Underfloor heating.



Shower Room

8'11" x 6'8"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage below and a double shower cubicle with electric shower over. Double glazed frosted window. Tiled walls and floor. Underfloor heating. Storage cupboard having shelving and housing the immersion heater.

Externally

The property has grounds that are constantly maintained forming part of the service charge to the building, there is a garage included within the sale and residents parking too. Two paved patio areas proving space for outside dining.

Garage

With single up-and-over garage door.

Council Tax Band

The council tax band for this property is D.

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.

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.

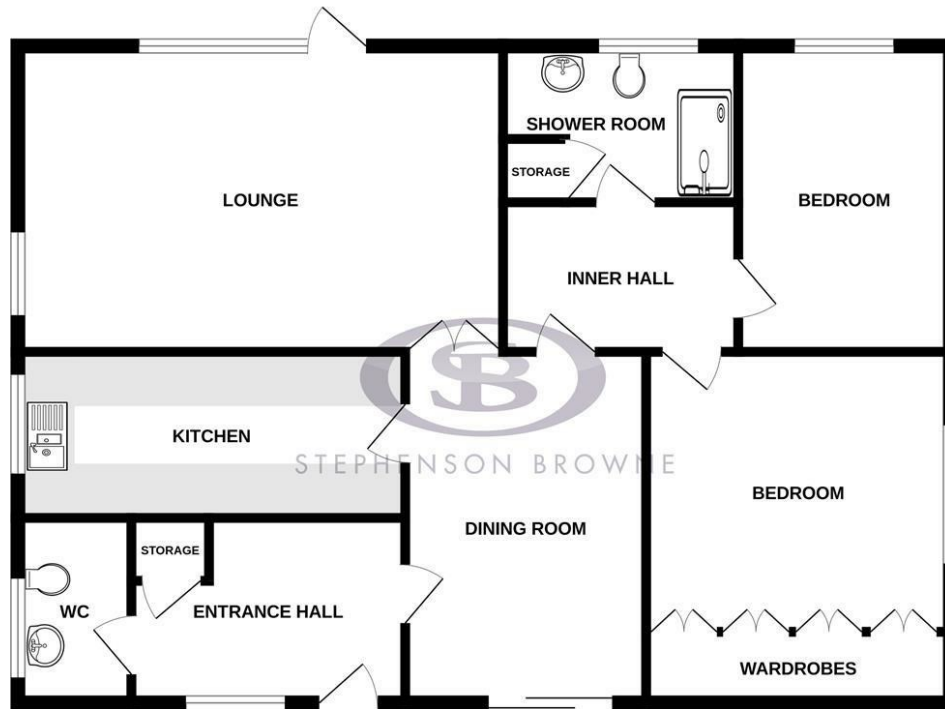
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Floorplans

GROUND FLOOR



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.

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**

Area Map



EPC Rating

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current: 47

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

Current: 65

England & Wales

EU Directive 2002/91/EC

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