

# DAWSONS

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## Audley Court, Audley Street, Ashton-Under-Lyne, OL6 6RB

A ground floor apartment standing in Audley Court, built in 2000 and forming part of only four self-contained apartments having the unique benefit of a shared garden. Recently renovated to include brand-new fitted kitchen with appliances and a bathroom/WC with overhead shower. All completed by total redecoration and new floor coverings. Offered with the benefit of No Vendor Chain.

Ideally located between Ashton and Stalybridge and within easy walking distance of Stamford Park. This apartment will be ideal for anyone requiring close proximity to amenities.

**Price £155,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Audley Court, Audley Street, Ashton-under-Lyne, OL6 6RB

- Two Bedroom Self-Contained Flat
- Allocated Parking
- Low Service Charge
- Brand New Kitchen and Appliances
- Ideally Located For Amenities
- Brand New Fitted Bathroom/WC
- No Forward Vendor Chain

## ACCOMMODATION COMPRISES:

### Communal Entrance Hall

### APARTMENT ITSELF

#### Lounge

17'10" x 12'9" (5.44 x 3.9)

Spacious room benefitting from plenty of natural light with dining area, one double radiator, door entry phone, alarm panel.

#### Kitchen

7'5" x 6'3" (2.286 x 1.93)

Re-fitted with a range of white high gloss matching base and wall units with worktops, grey brick effect splashback tiling, inset sink, Lamona oven and four-ring stainless-steel gas hob, overhead filter with downlighting, extractor, Vaillant combination boiler fitted October 2021, plumbing for washing machine, space for fridge-freezer.

#### Master Bedroom

13'6" x 8'9" (4.126 x 2.69)

A generous size room with run of full height wardrobes offering shelving and hanging space and matching freestanding bedside cabinets/drawers, single radiator.

#### Bedroom 2

8'5" x 6'6" (2.58 x 2)

Single radiator.

#### Bathroom/WC

6'1" x 5'1" (1.875 x 1.56)

Re-fitted with a brand-new white suite comprising bath with shower attachment, close couple toilet and wash hand basin standing in white high gloss vanity unit, radiator, extractor, full height wall panelling to all walls.

### EXTERNAL

Externally there is an allocated parking space with one visitor parking space.

Enclosed lawn and drying area.

### TENURE

Tenure is Long Leasehold and there is no Ground or Chief Rent

### SERVICE CHARGE

There is a low Service Charge of £70 pcm.

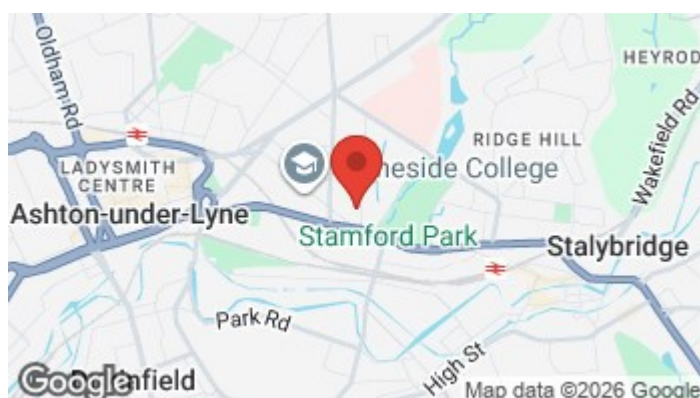
### VIEWINGS

Strictly by appointment with the Agent.

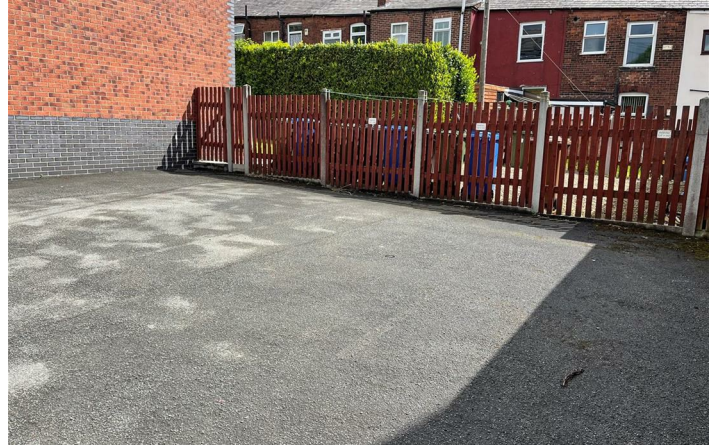
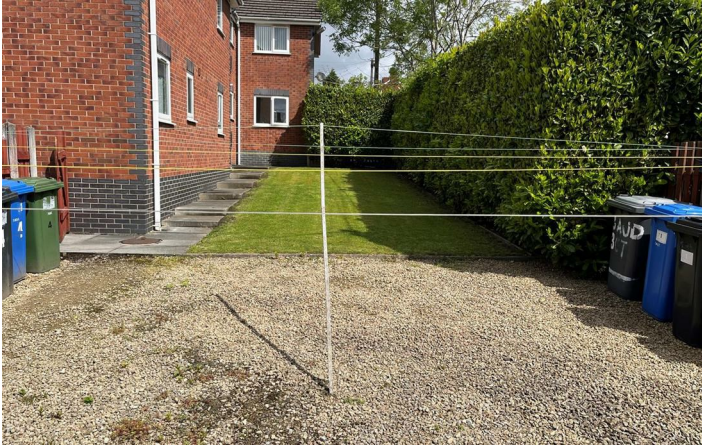
### AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



### Directions



# Floor Plan

## Ground Floor



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