



**30 Ashbourne Drive**

CW2 5FY

**Offers Over £300,000**



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STEPHENSON BROWNE

A superb apartment with exceptional room sizes and beautifully designed utilising space to perfection, ideal for a wide variety of buyers and sure to impress, not to be missed ring us today to secure your viewing.

You need to see first hand, the charm this first floor prestigious apartment offers. It is being offered for sale with no ongoing chain involved, allowing you to move in with the minimum of fuss.

Having fabulous views of the landscaped gardens and beyond standing proud within this purpose built complex, the accommodation comprises of a communal entrance hall accessed via an intercom, with lift and stairs which lead to the first floor and your own front door. A good size hallway gives access to all rooms which include a fabulous open plan lounge, dining room and comprehensively fitted kitchen. There are three double bedrooms, the master has a separate dressing room and four piece en-suite bathroom. There is also an additional large bathroom.

The property benefits from central heating, double glazing and superfast broadband. Externally there is parking and a single garage to cater for you and your guests needs.

Wychwood Park is a private modern development conveniently situated on the outskirts of Weston, with excellent access to the surrounding area with further links to the motorway network. Providing gated access and a PGA European golf course whilst surrounded by landscaped grounds.



### Communal Entrance

### Entrance Hall

### Store

### Lounge/Kitchen/Diner

25'9" x 27'7" (max) (7.85m x 8.43m (max))

### Bedroom One

17'7" x 20'4" (max) (5.36m x 6.22m (max))

### En Suite

### Dressing Room

### Bedroom Two

10'0" x 13'1" (3.07m x 4.01m )

### Bedroom Three

8'3" x 13'1" (2.54m x 3.99m )

### Bathroom

### Externally

Standing within meticulously maintained gardens with allocated parking and garage to the front and communal gardens alongside visitor parking.





**Garage**  
Up and over door.

**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.

**Council Tax**  
Band E.

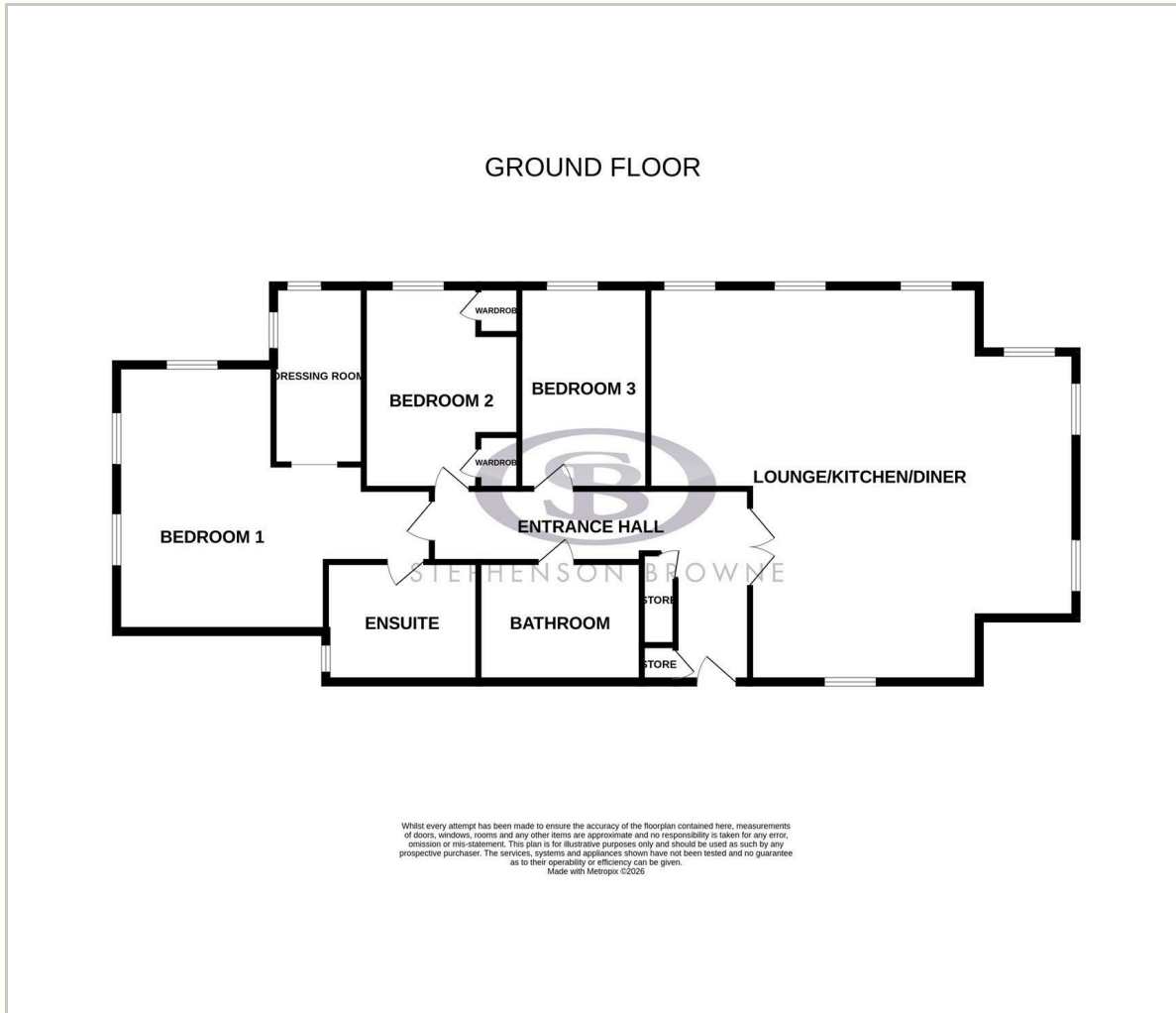
**Tenure**  
We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Why choose us?**  
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

**Management Charge**  
Please note there are two charges associated to this property; The Service Charge for the Freeholder/Leaseholder = £246.27 per month. The freehold is owned by CGMC and each owner has a 1/12 stake. The Management Charge = £2083.05 per annum. The Managing Agent is Realty Management Ltd.

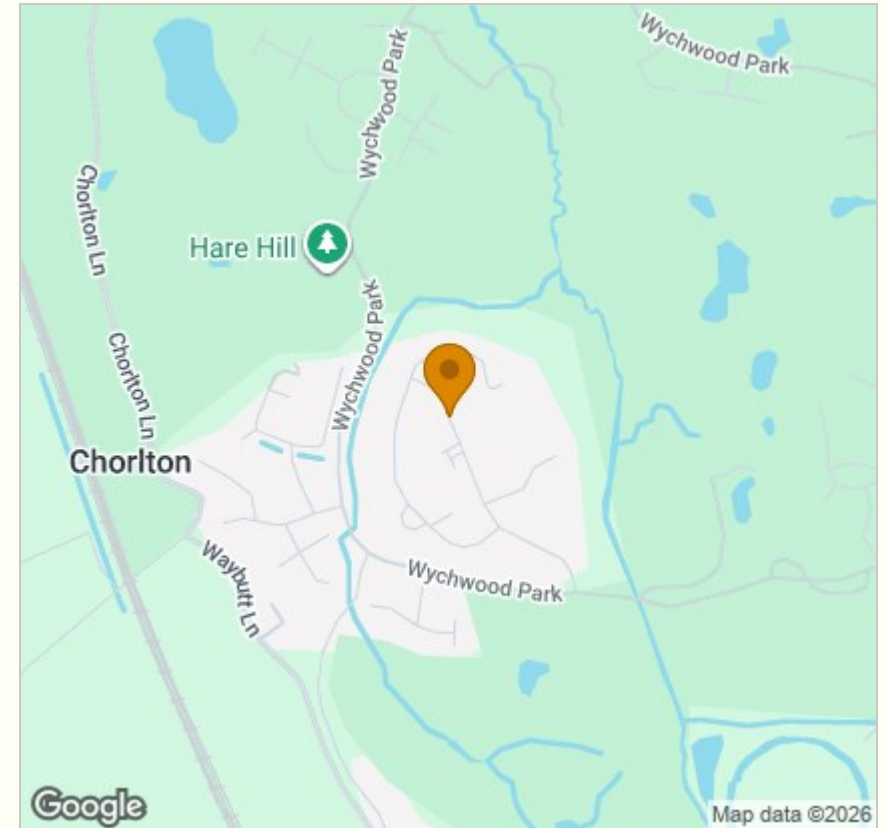
## Floor Plan



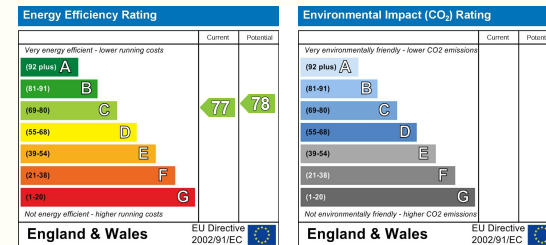
## Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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

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