

31 Chestnut House Brook

CW11 1FU

Offers Over £160,000

1 | 1 | 2 | D

STEPHENSON BROWNE

Welcome to Chestnut House, located at Brook Court in the heart of Sandbach town centre. Presenting a delightful opportunity for those aged 55 and over seeking a comfortable and convenient lifestyle. This spacious ground floor flat is designed with retirement living in mind and is offered for sale with no onward chain, making it an ideal choice for a smooth transition.

The property boasts two reception rooms which are semi-open plan, providing ample space for relaxation and entertaining. The versatile second bedroom was thoughtfully converted into the dining area, seamlessly integrated through to the living room. Should you desire, this space can easily be reverted back to a second bedroom, offering flexibility to suit your needs. Additionally, a multi-purpose storage room or study enhances the functionality of the flat, allowing for personalisation to fit your lifestyle.

The flat currently features one well-appointed bedroom and a modern bathroom, ensuring comfort and convenience. Parking is available, adding to the ease of living in this well-maintained development. Residents can also enjoy communal facilities, including a laundry room, visitor parking, and beautifully kept gardens, perfect for leisurely strolls or socialising with neighbours.

Situated within walking distance to local shops, Ashfields Primary Care Centre, and nearby bus routes, this property offers the perfect blend of tranquillity and accessibility. Brook Court is not just a home; it is a community designed for those who wish to enjoy their golden years in a vibrant and supportive environment. Do not miss the chance to make this charming apartment your new residence.













Communal Areas
Security door with intercom. Communal laundry facilities, communal gardens and parking. Visitor parking is available too.

Entrance Hall
Airing cupboard. Intercom system.

Living Area
16'10 x 9'10
Electric fire.

Dining Area
13 x 6'11
Previously a second bedroom, now a functional and open plan dining area suitable for accommodating a large dining table and chairs or generous bedroom once more.

Kitchen
9'3 x 8'7
A range of wall and base units. Ceramic hob with extractor above. Space and plumbing for washing machine, tumble dryer, dishwasher and fridge / freezer. Its worth noting that more storage can be created in the kitchen if the communal laundry facilities are used.

Store Room / Study
6'5 x 5'7
With built-in cupboards.

Bedroom
13'6 x 8'8
With built-in wardrobes and dressing table unit.

Shower Room
Walk-in shower, WC and sink with built-in storage cupboard.

General Notes
Any prospected purchaser must be 55 years of age or older. There is a monthly service charge which covers the building's insurance, maintenance of the external building and communal areas, and the Care Line.

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.







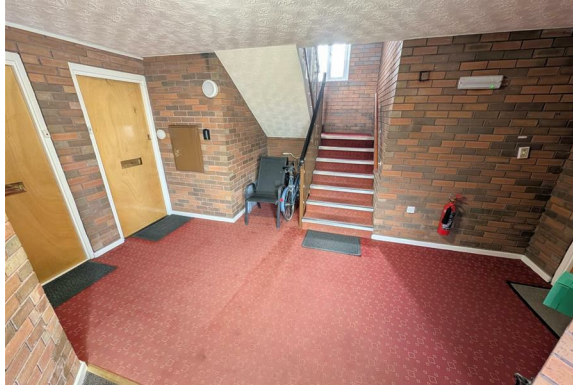






- No Onward Chain
- Ground Floor
- Once Two Bedrooms / Now Two Reception Rooms
- Easily Converted Back to Two Bedrooms
- Storage Room
- Town Centre Location
- Spacious Apartment
- Communal Facilities
- Over 55s Purpose Built Development
- Walking Distance to Shops, Ashfields Primary Care Centre and Nearby Bus Routes





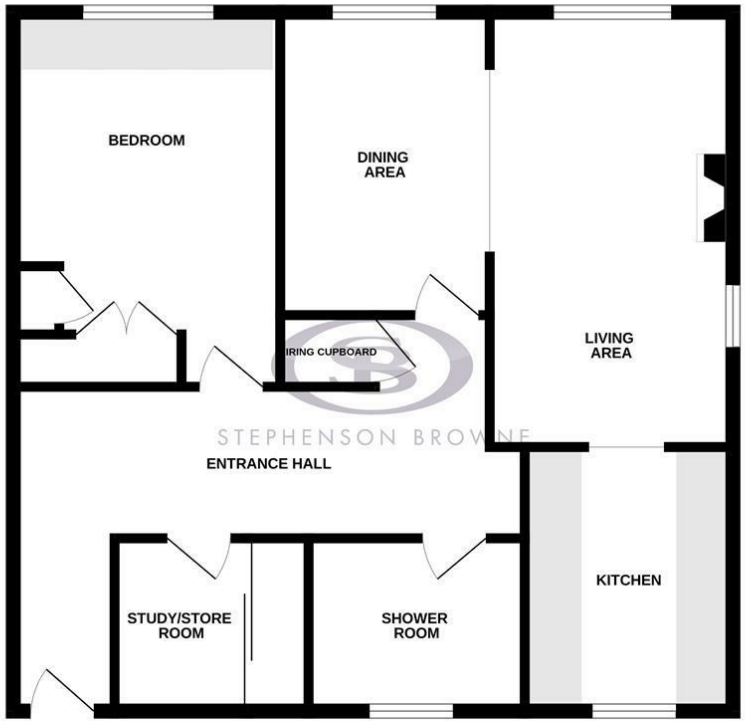






Floor Plan

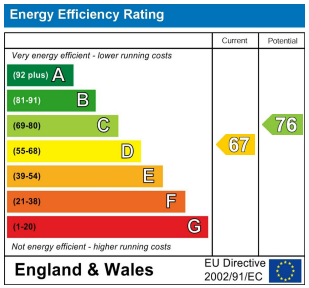
GROUND FLOOR

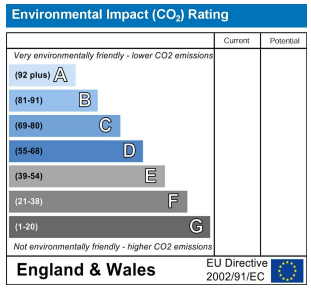


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

Area Map







Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

38 High Street, Sandbach, CW11 1AN
Telephone: 01270 763200 Email: sandbach@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk