



STEPHENSON BROWNE

**Cliff Aucott Crescent,
Alsager**

ST7 2FN



£150,000

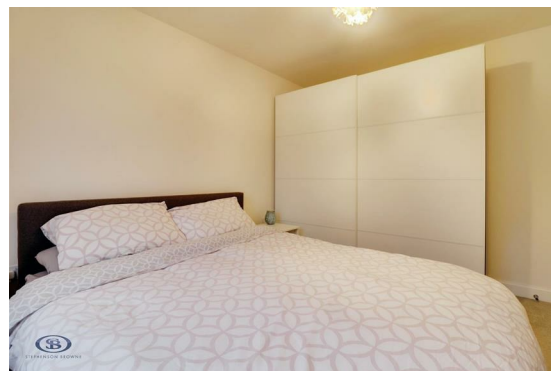
Description

POPULAR DEVELOPMENT - IDEAL FIRST TIME BUY OR INVESTMENT! Constructed in 2023 by David Wilson Homes, this stylish one bedroom apartment makes a perfect proposition for any first time buyer to get onto the ladder or those wanting easy to maintain, modern living. The property is positioned on a well regarded and extremely popular estate, close to Alsager Village along with its variety of amenities, good transport links and schooling.

In brief the property comprises: communal entrance, open plan living complete with a modern white kitchen, incorporating an integrated oven and space for other necessary appliances, a spacious double built-in storage cupboard, a modern bathroom with white suite and a generous double bedroom,

Externally, the property benefits from an allocated parking space, two shared visitor spaces, bin store, communal gardens and a shared covered seating area.

To fully appreciate the property's specification, location and many highly desirable attributes – contact Stephenson Browne today to book your all-important viewing!



Room Descriptions

Communal Entrance

Intercom system. Composite entrance door.

Entrance

Wooden entrance door into:-

Lounge/Kitchen Diner

17'7" x 14'4"

Two double glazed windows to the front elevation, double glazed window to the side elevation. Two double panel radiators. Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor canopy over. Space for a washer dryer. Space for a dishwasher.

Rear Hall

Double storage cupboard. Ethernet point. Door into:-

Bedroom

11'4" x 10'2"

Single panel radiator. Double glazed window to the rear elevation.

Bathroom

8'4" x 6'2"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and shower attachment over. Heated towel rail.

Externally

Allocated parking space and two shared visitor spaces. Communal gardens. Bin store. Covered shared seating area.

Council Tax Band

The council tax band for this property is A.



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.

Leasehold Tenure & Charges

We have been advised that the property tenure is Leasehold with a lease term of 995 years, annual ground charge of £0 and the annual service charge of £750. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

Floorplans

Cliff Aucott Crescent



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

T: 01270 883130 E: alsager@stephensonbrowne.co.uk

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