



Heathlands House Merlin Court
CW1 3TH
Asking Price £105,000



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STEPHENSON BROWNE



STEPHEN C. BROWNE

Heathlands House Merlin Court

- Sold With Tenant In Situ
- Open Plan Living Space
- Large Bathroom
- Ample Visitor Parking
- Sought After Location
- Second Floor Apartment
- Two Double Bedrooms
- Allocated Parking Space
- Close To Leighton Hospital And Bentley Motors
- Call Us Today For More Information

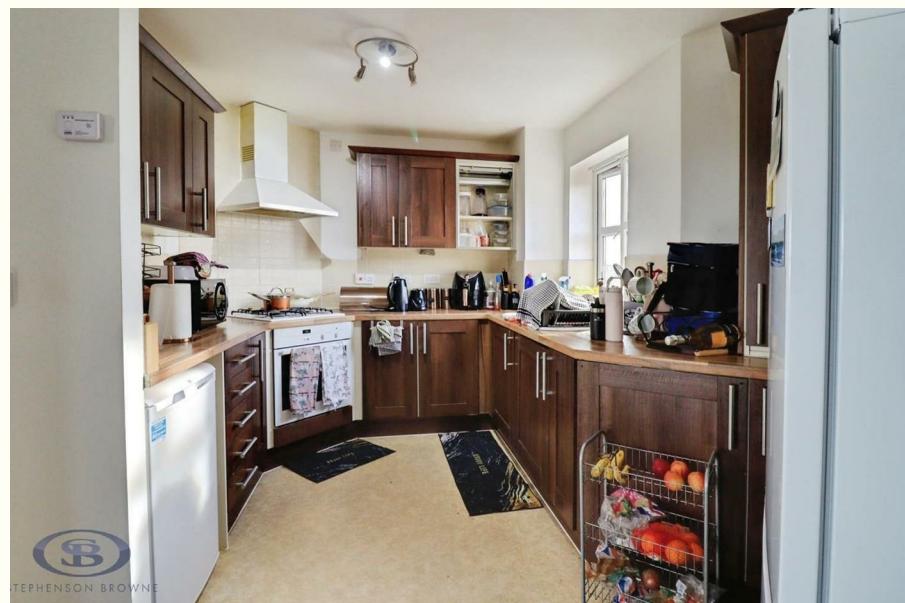
Welcome to this charming second floor apartment located in the desirable Merlin Court, Crewe. This property offers a perfect blend of comfort and convenience, making it an ideal choice for investors.

Upon entering, you will find a spacious open plan living area that creates a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features two generously sized double bedrooms, providing ample space for rest and privacy. The large bathroom is well appointed, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this property is the allocated parking space, along with ample visitor parking, making it easy for friends and family to visit. The apartment is sold with a tenant in situ, presenting a fantastic opportunity for those looking to invest in a rental property.

Situated close to Leighton Hospital and Bentley Motors, this location is highly sought after, offering excellent access to local amenities and transport links. If you are seeking a solid investment, this apartment ticks all the boxes.

Do not miss out on this wonderful opportunity. Call us today for more information and to arrange a viewing.



Communal Entrance

Entrance Hall

Kitchen/Diner/Lounge 22'1" x 15'4" (max) (6.747m x 4.697 (max))

Bedroom One 15'2" x 9'2" (4.640m x 2.796)

Bedroom Two 8'4" x 8'0" (2.558m x 2.447m)

Bathroom

9'0" x 6'7" (2.762m x 2.009m)

Externally

The property has an allocated parking space and ample visitor parking.

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.



Directions

Council Tax

Band B

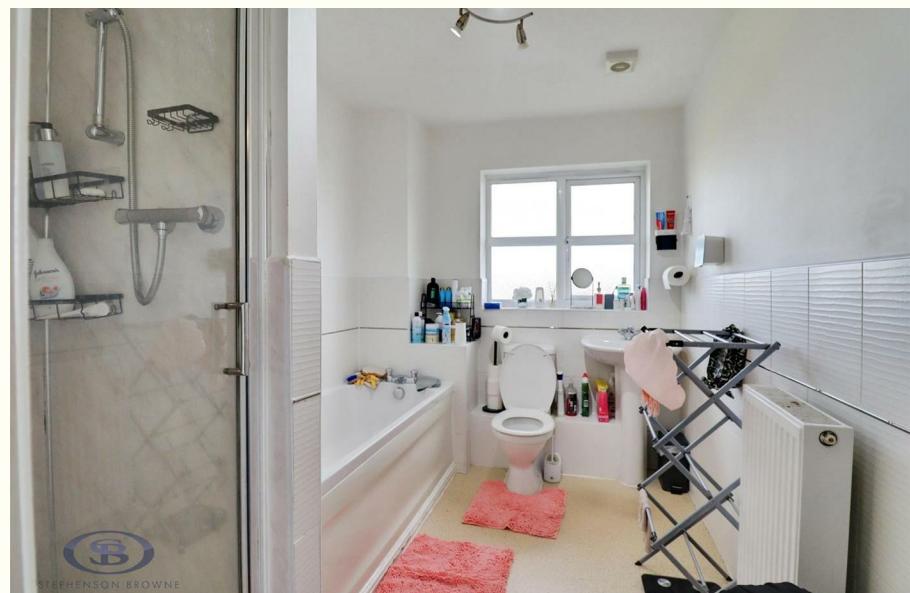
Tenure

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?

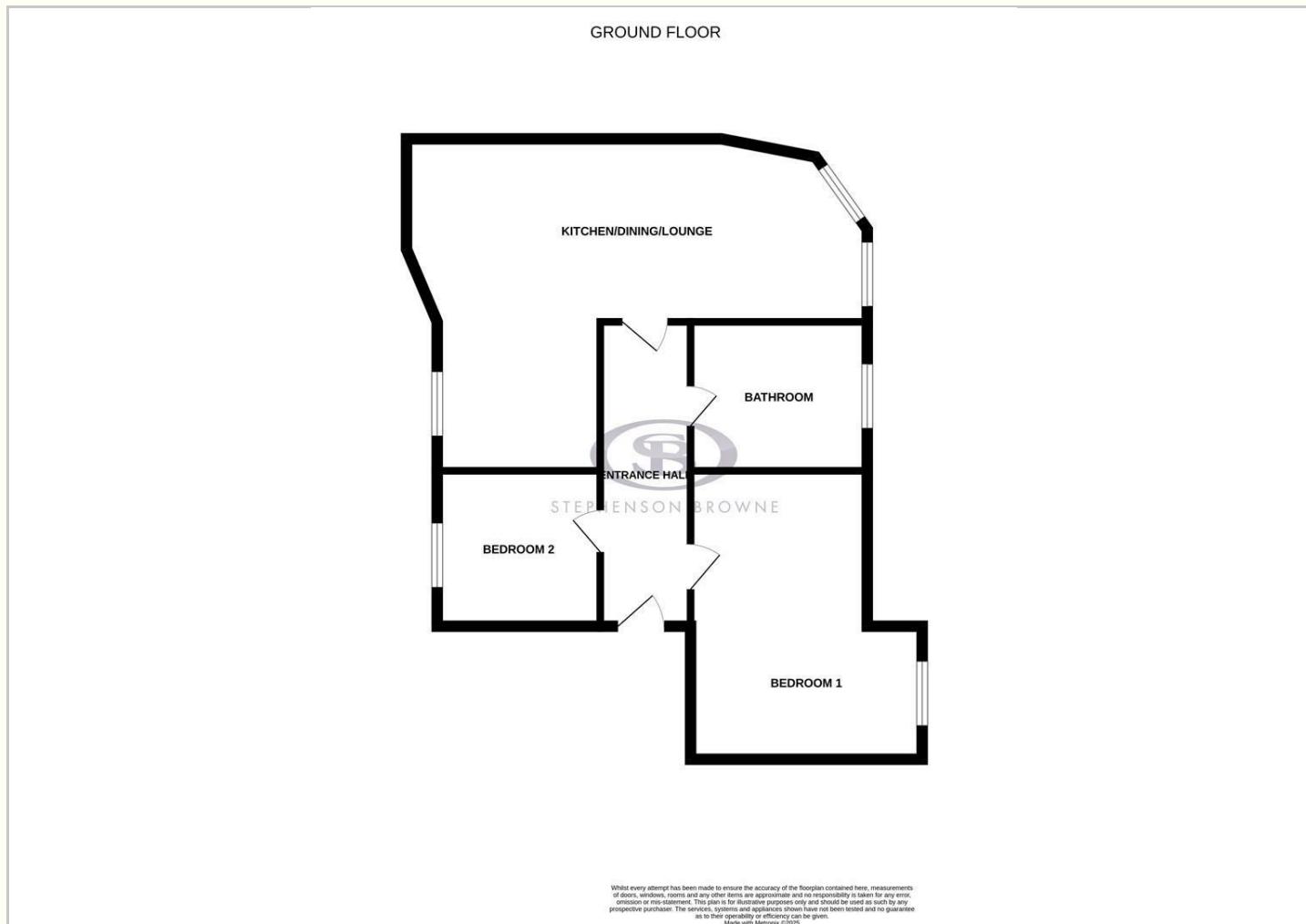
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured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





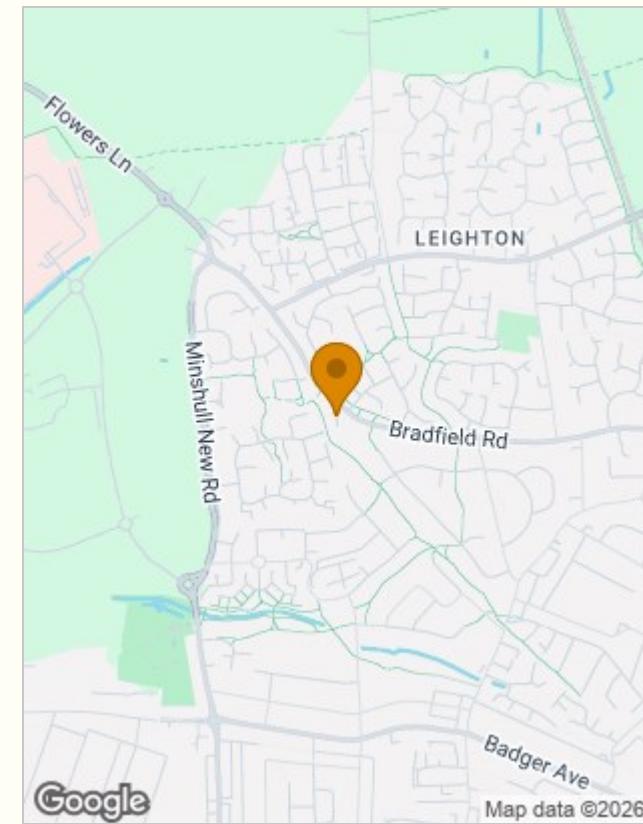
Floor Plans



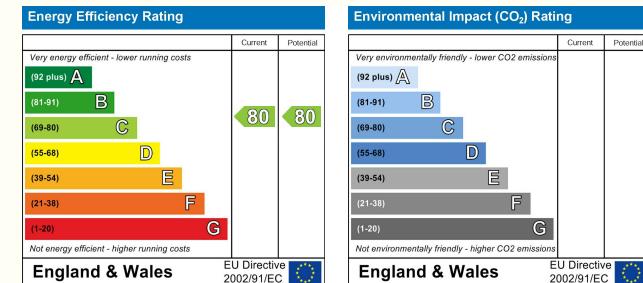
Viewing

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

Location Map



Energy Performance 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 item; (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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