



STEPHENSON BROWNE

**The Oaks, Cedar Avenue,  
Alsager**

ST7 2TF



**£300,000**

## Description

HIGHLY SOUGHT AFTER TWO DOUBLE BEDROOM APARTMENT WITH A BALCONY - 'The Oaks' is an exclusively designed development for over 60's situated on Cedar Avenue, positioned conveniently close to Alsager town centre along with it's many amenities, offered for sale with no onward chain.

This apartment in particular is located on the second floor, having been meticulously cared for by the current owner, and briefly comprises of: a welcoming hallway with access to all rooms, including double doors to a handy utility/storage room with a fitted washing machine and plenty of room for storage of necessary household items. Featuring a contemporary open-plan layout, the main living space comprises a lounge, dining space and kitchen with a breakfast bar. Both bedrooms are doubles, with the principal bedroom featuring a spacious en-suite shower room, with a very useful walk-in wardrobe/dressing room, and a further shower room completing the apartment.

This popular development provides you with the benefits of owning your own home, free from the worries of outside maintenance or gardening and with like-minded retirees as your neighbours. There's also the added support that comes from having a dedicated House Manager. Along with the apartment itself, you'll find that the development boasts very well presented and cleverly planned communal areas, secure access to each apartment, a range of on-site activities for residents to join in with, on-site parking facilities for visitors as well as the option to purchase a parking space for yourself (subject to availability), and beautiful landscaped gardens which are continuously maintained.

What's not to love! To truly appreciate the location, the standard of this apartment and the community it resides in, call Stephenson Browne today to arrange your viewing!



# Room Descriptions

## Entrance Hall

Composite door, fitted carpet, downlights, electric heater, storage cupboard and large utility cupboard.

## Open Plan Kitchen/Diner/Lounge

24'6" x 21'0"

Maximum measurements;

Lounge - Fitted carpets, four ceiling light point, two heaters, UPVC double glazed French doors leading to the Balcony.

Kitchen - Tiled flooring, breakfast bar, integrated hobs, oven, cooker hood, fridge/freezer, dishwasher.

## Bedroom One

13'10" x 12'5"

Fitted carpet, UPVC double glazed window, electric heater, ceiling light point, walk in wardrobe/dressing room.

## En-Suite Shower Room

7'3" x 6'9"

Tiled flooring, part tiled walls, ceiling light point, chrome towel heater, W/C, wash basin with vanity unit, walk-in shower.

## Bedroom Two

11'11" x 8'8"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, electric heater.

## Shower Room

7'1" x 5'2"

Tiled flooring, part tiled walls, ceiling light point, chrome towel heater, W/C, wash basin with vanity unit, shower cubicle.

## Outside

Outside, you will find beautiful landscaped communal gardens and a range of seating areas. The development also enjoys plenty of on-site parking for residents and can accommodate guest visitor parking too.



#### Council Tax Band

The council tax band for this property is D.

#### NB: Tenure

We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

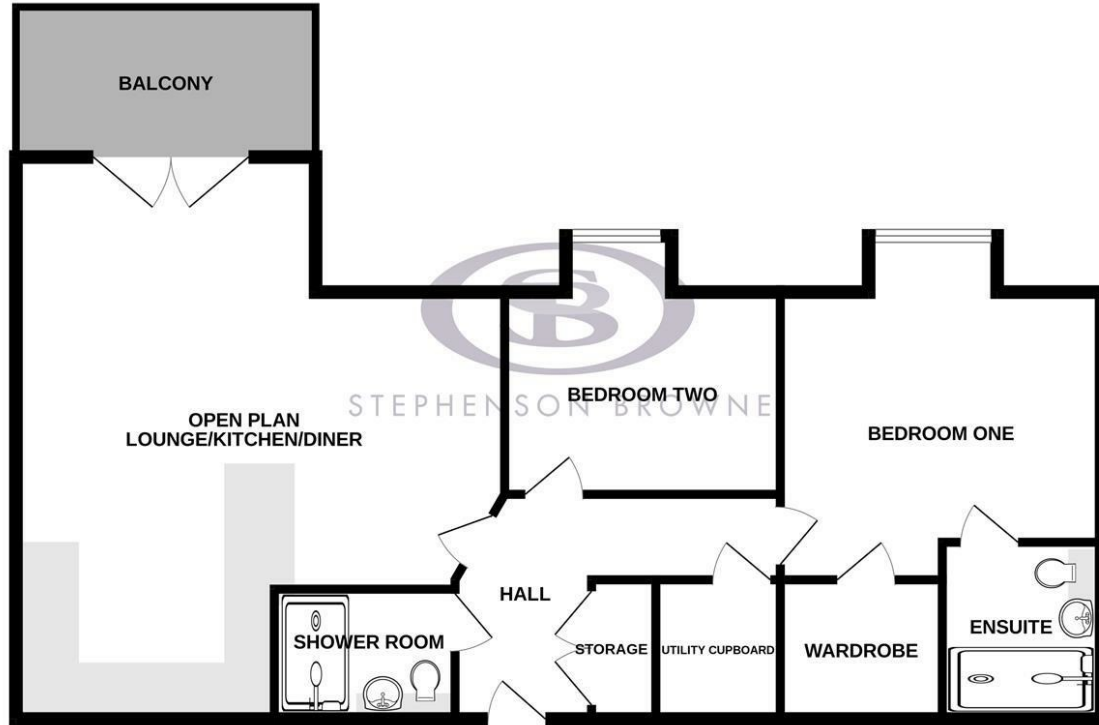
#### NB: Copyright

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#### 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.

# Floorplans



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.  
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# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	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

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)