

STEPHENSON BROWNE

Sandbach Road South, Alsager

ST7 2LP

1 1 1 D

£75,000

Description

A stylish, modern apartment which is situated on the GROUND FLOOR of the popular Homeshire House, originally constructed by MCARTHY AND STONE and situated just a short walk from Alsager Centre.
The easily maintainable accommodation comprises; Hall with storage cupboard, Lounge/Dining Room, a modern fitted kitchen, main bedroom and a convenient and accessible Shower Room. Access to the Residents Lounge can be found on the Ground Floor offering a sociable environment for residents.
An on site Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.













Room Descriptions

Communal Entrance
With secure entrance door leading into communal entrance hall with lift and stair access. The property can be found on the left hand side on the ground floor.

Entrance Hall
Doors to all rooms, wall mounted intercom system, a built-in storage cupboard, doors leading into all rooms.

Lounge/Diner
14'10" x 10'10"
With two wall lights, wall mounted electric heater, double glazed patio doors to rear elevation, opening leading into;

Kitchen
7'3" x 5'5"
Fitted with a range of modern wall, base and drawer units, stainless steel sink with chrome mixer, space for fridge/freezer, tiled splashback, tiled walls, laminate flooring.

Bedroom
11'4" x 8'7"
Double glazed window to rear elevation, ceiling light point, electric storage heater.

Shower Room
6'8" x 5'5"
Shower room comprising double walk in shower cubicle, low level WC with push button flush and wash basin with vanity unit, wall mounted light, partially tiled walls.

Leasehold Tenure & Charges
We have been advised that the property tenure is Leasehold with a lease term of 99 years and annual ground charge of £212 and the annual service charge of £TBC. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax Band
The council tax band for this property is A.











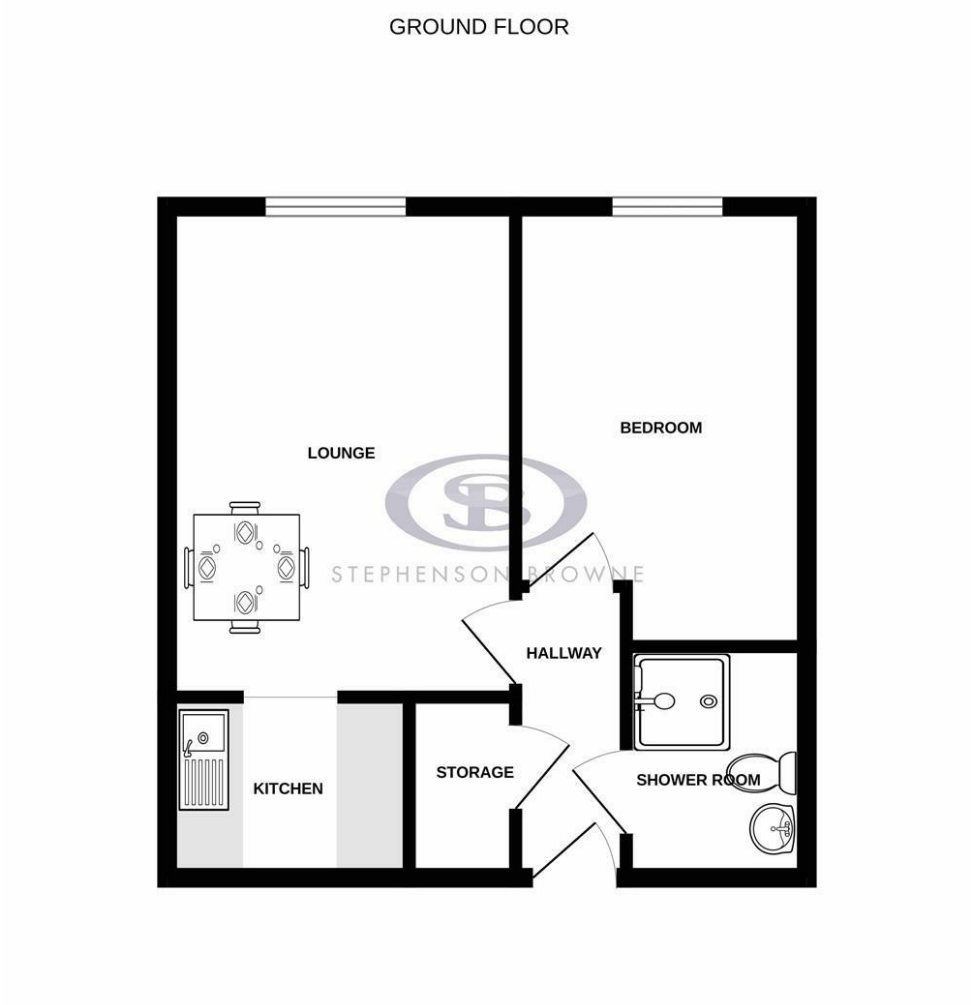
Alsager AML Disclosure

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.

NB: Copyright

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

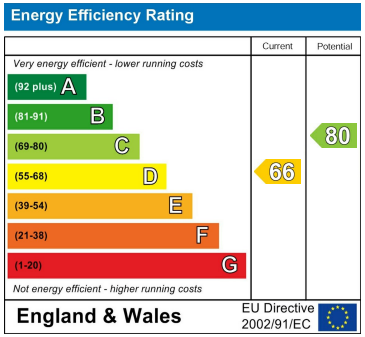
Floorplans

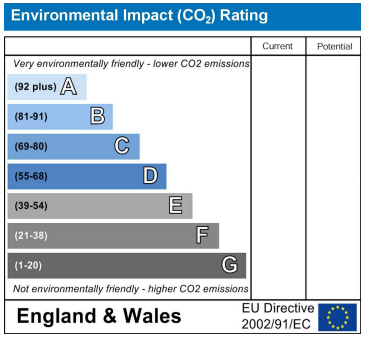


Area Map



EPC Rating





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