

STEPHENSON BROWNE

Wesley Avenue, Sandbach

CW11 1DG

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Offers Over £130,000

DESCRIPTION

For Sale with No Onward Chain.

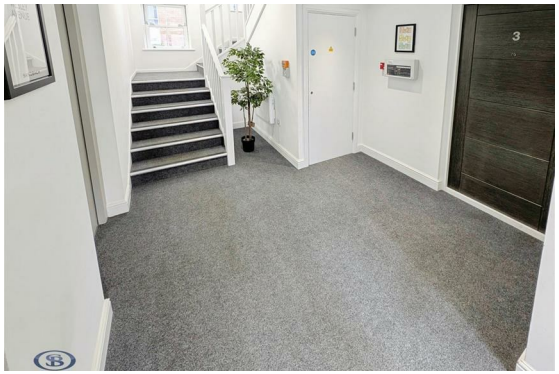
The Hollies, Sandbach – Beautifully Presented One-Bedroom Apartment

Situated in the heart of Sandbach town centre, this exceptionally well-presented second-floor apartment forms part of The Hollies, an attractive Georgian building that has been sympathetically refurbished to combine period character with modern living. Converted and Refurbished in 2021, the property offers well-appointed accommodation, including an open-plan kitchen, dining and living area, a bedroom and a modern bathroom. Further benefits include lift access, secure fob entry, allocated rear parking with a bicycle storage area, and a peppercorn ground rent.

The property also benefits from a 1/9th share of the freehold and falls within Council Tax Band A. Ideally positioned to enjoy Sandbach's excellent range of shops, cafés, restaurants and local amenities, this apartment would make an ideal purchase for first-time buyers, professionals or investors alike. Early viewing is highly recommended.

























ROOM DESCRIPTIONS

Kitchen / Living Room
17'5" x 12'6"

Bedroom
10'5" x 8'0"

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.

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.

Why Choose SB Sandbach To Sell Your Property?
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.







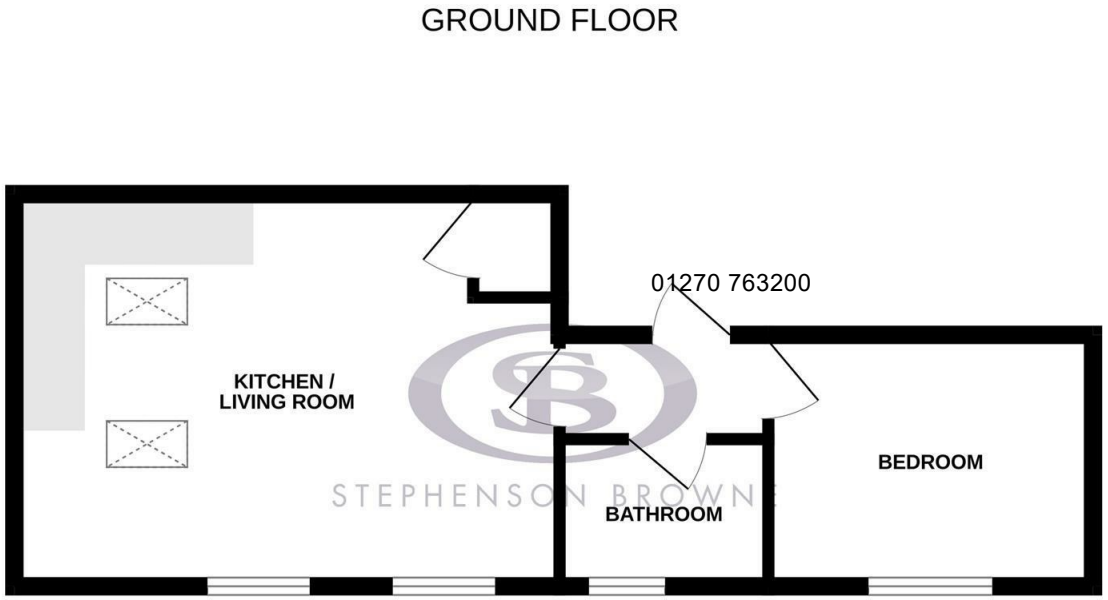






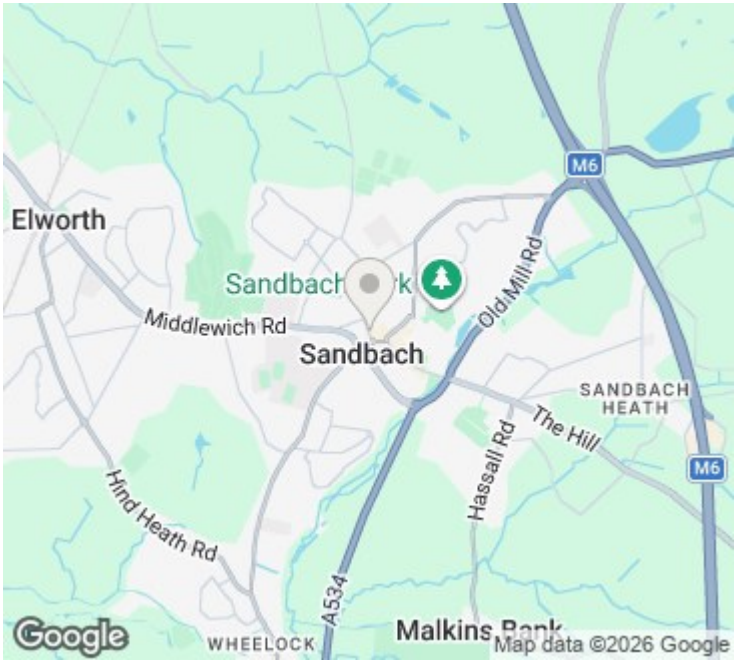

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Floorplans

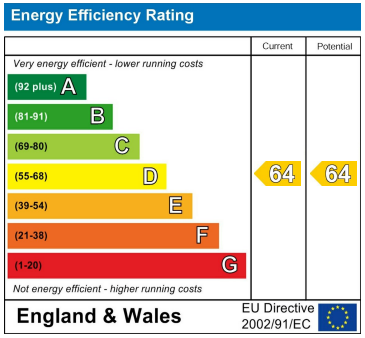


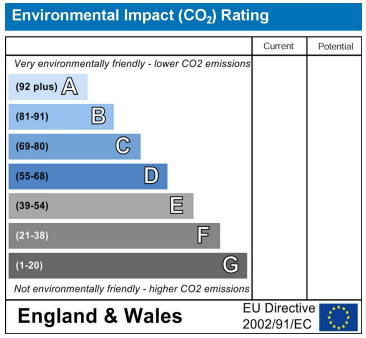
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





Viewing

Please contact our office using the details provided on the final 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