

STEPHENSON BROWNE

Samuel Armstrong Way, Crewe

CW1 4SJ

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Fixed Asking Price £97,500

Description

A beautifully presented ground-floor apartment built by Taylor Wimpey in 2022, located on the popular Stoneley Park development. Occupying a quiet block of just nine owner-occupied apartments, this stylish home is offered on a 75% shared ownership basis and is ideal for first-time buyers and professionals.

The property features a spacious open-plan lounge and kitchen with contemporary units, integrated appliances, and ample storage. There are two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, plus a modern family bathroom.

Finished to a high standard throughout, the apartment benefits from neutral décor, quality flooring, double glazing, efficient heating, secure entry, and an allocated parking space.

A fantastic opportunity to get onto the property ladder in a sought-after location. Early viewing is recommended.













Room Descriptions

Communal Entrance Hall
Intercom system. Door into:-

Entrance Hall
Access door. Doors to all rooms. Double glazed window to the rear elevation. Single panel radiator. Storage cupboard with hanging rail. Doors to all rooms.

Lounge/Kitchen
19'10" x 11'9"
Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with gas hob and extractor canopy over. Space for a washing machine. Space for a freestanding fridge freezer. Double glazed window to the rear elevation. Double glazed French doors opening to the rear. Double panel radiator. TV aerial point. Telephone point.

Principal Bedroom
10'7" x 8'4"
Double glazed window to the front elevation. Single panel radiator. Door into:-

En-Suite
6'10" x 4'11"
Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a double shower cubicle with electric shower over. Single panel radiator.

Bedroom Two
7'9" x 9'5"
Single panel radiator. Double glazed window to the front elevation.

Family Bathroom
6'11" x 5'6"
Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with shower over. Single panel radiator. Double glazed frosted window to the rear elevation.











Externally
One allocated parking space. Communal bike store and bin store.

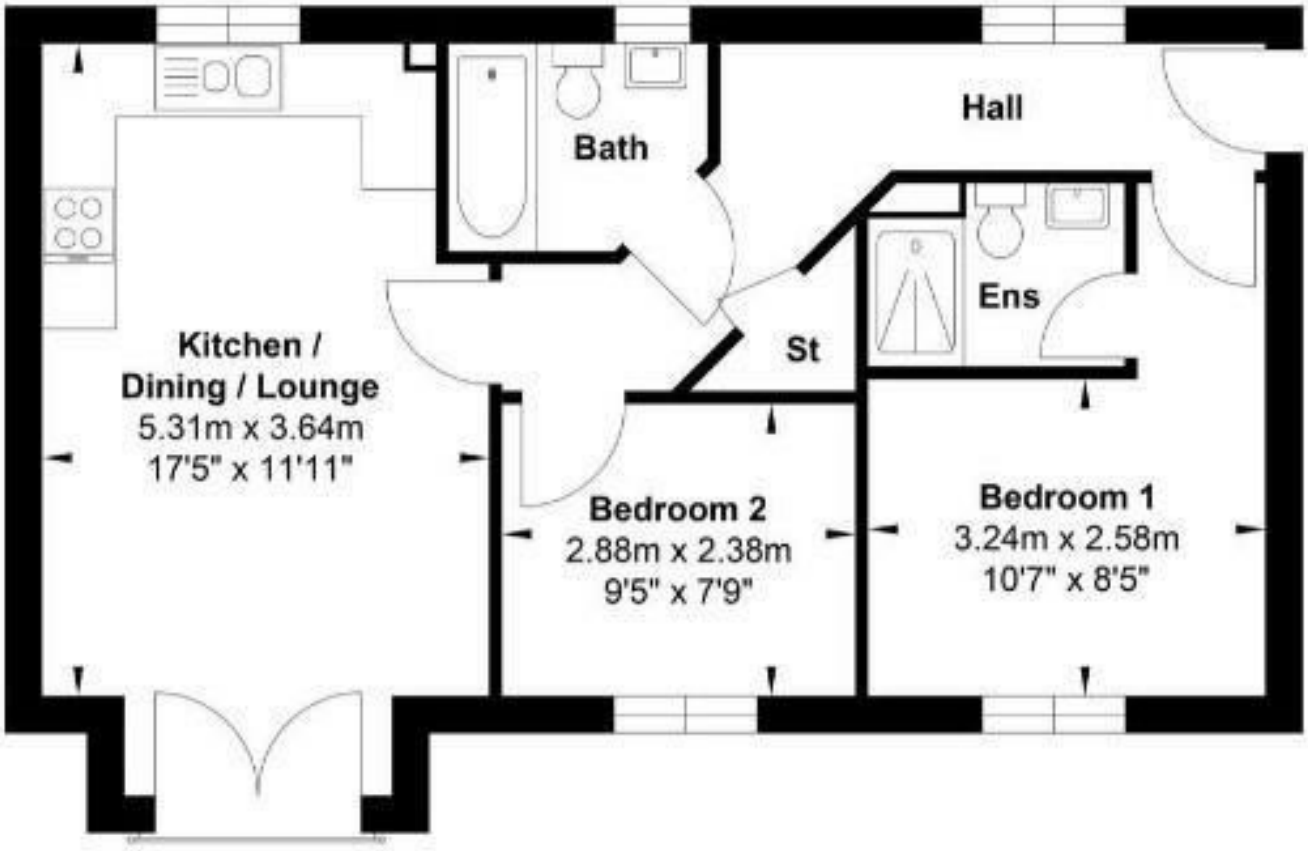
Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual 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.

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

Leasehold Tenure & Charges
We have been advised that the property tenure is Leasehold with a lease term of 121 years, annual ground charge of £0 and a monthly service charge of £136.05. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright
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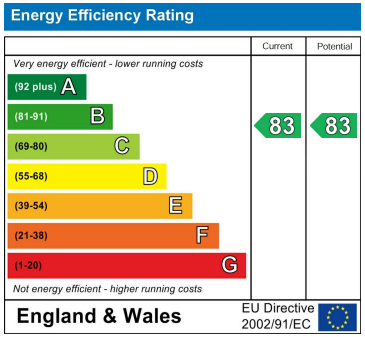
Floorplans

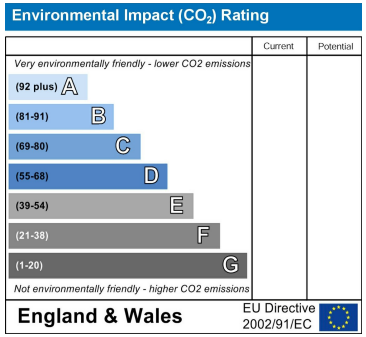


Area Map



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.

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