



4 BRACKENWOOD MEWS, WESTON, CREWE, CW2
5GQ

£400,000



STEPHENSON BROWNE

Welcome to Brackenwood Mews, an outstanding duplex apartment located in the prestigious Wychwood Park. This exclusive, purpose built residence is nestled within an electronic gated complex, ensuring both privacy and security for its residents.

As you enter this immaculately presented apartment, you will be greeted by a spacious and versatile layout with large windows and French doors allowing light to flood in creating a bright and inviting atmosphere. Each room flows perfectly into the next, the design is perfect for modern living. The property boasts three well appointed bedrooms, including a principal suite complete with a separate dressing room and luxurious ensuite. Additionally, there is a family bathroom, providing ample facilities for both residents and guests. Located on the first floor is a great size landing which could be utilised as a study area which leads you to a fabulous space which could be used as a bedroom with separate dressing room or alternatively used as a home office and gym, there is also bifold doors to a great size balcony and an en-suite shower room completes the accommodation.

The heart of the home features a fabulous open plan lounge, dining area, and fitted kitchen, creating an inviting space for entertaining or relaxing with family. The apartment is further enhanced by four delightful balconies, offering lovely views and a perfect spot to enjoy the outdoors.

For those with vehicles, the property includes parking for up to three cars, adding to the convenience of this exceptional home. Residents of Wychwood Park benefit from a wealth of amenities, including a golf course and hotel, all set within 700 acres of beautifully landscaped parkland.

This remarkable apartment is not just a home; it is a lifestyle choice, combining luxury, comfort, and security in one of the most sought after locations in the region.

Do not miss the opportunity to make this exquisite property your own.



Communal Entrance

Entrance Hall

Spacious Open Plan Living Dining Room

24'10" x 20'2" maximum

Kitchen

12'5" x 7'8"

Balcony

13'1" x 5'10"

Bedroom Two/Sitting Room

12'2" x 10'0"

Bathroom

10'0" x 6'5"

Principal Bedroom

12'5" x 10'0"

Balcony Off Bedroom

Ensuite

11'10" x 5'8"

Dressing Room

Balcony Off Dressing Room

Stairs to First Floor

Area Off Landing Ideal Study Area

Bedroom Three/Hobby Room

14'11" x 14'4" maximum

Ensuite Shower Room

10'5" x 8'0"

Balcony

Tandem Garage

Exterior

Accessed through imposing brick pillars and electrically operated gates giving access to the front forecourt where there is a tandem double garage and a parking space to the front. Excellent visitor parking is located



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.

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.

Council Tax

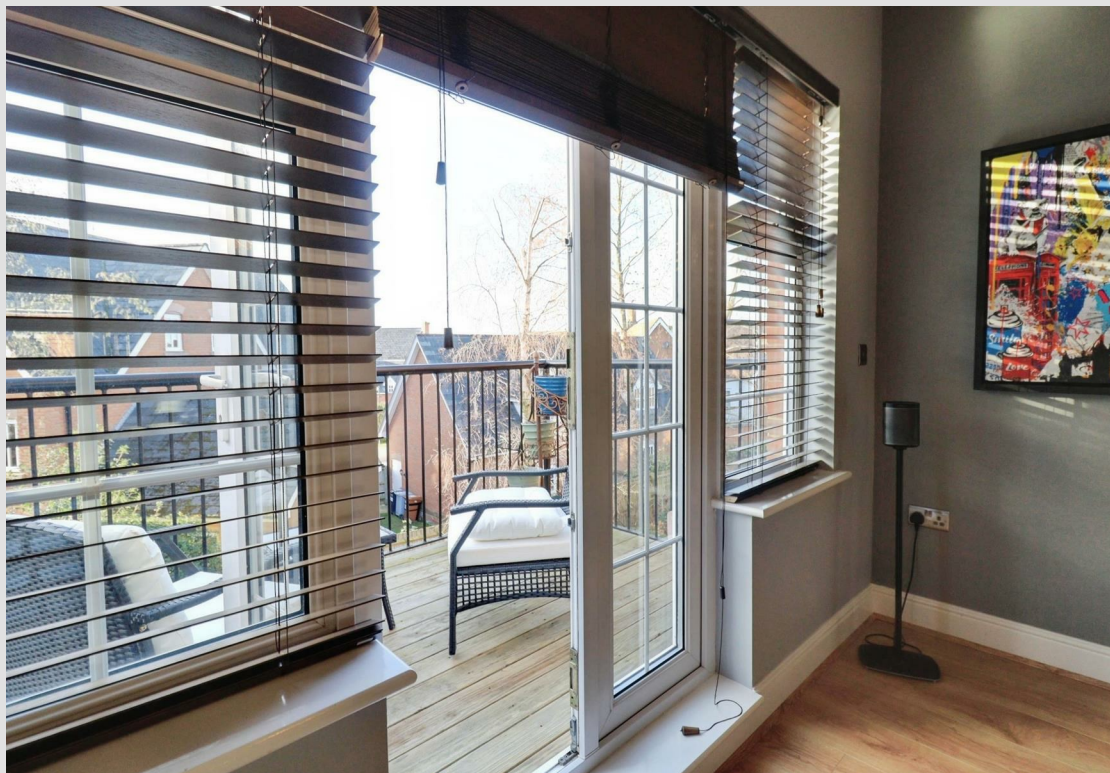
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Leasehold Information

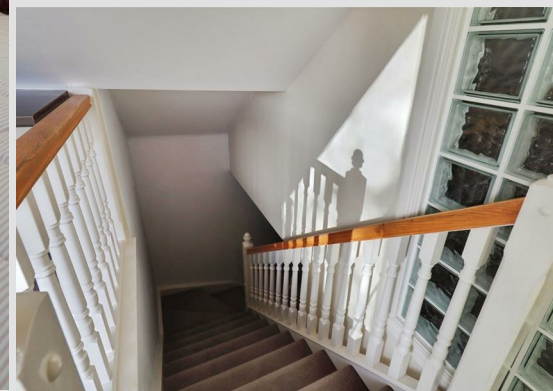
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Lease term 250 years from 1st January 2003

Ground Rent and Service Charge circa £3000.00 per annum.

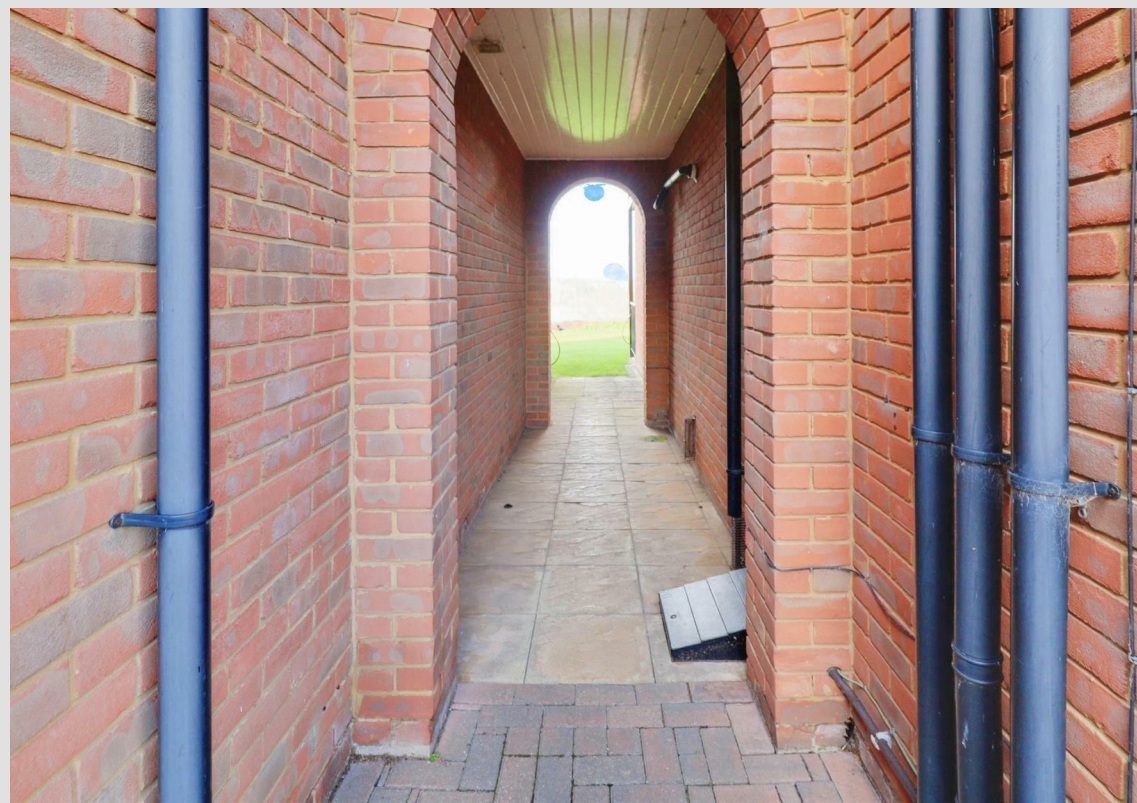




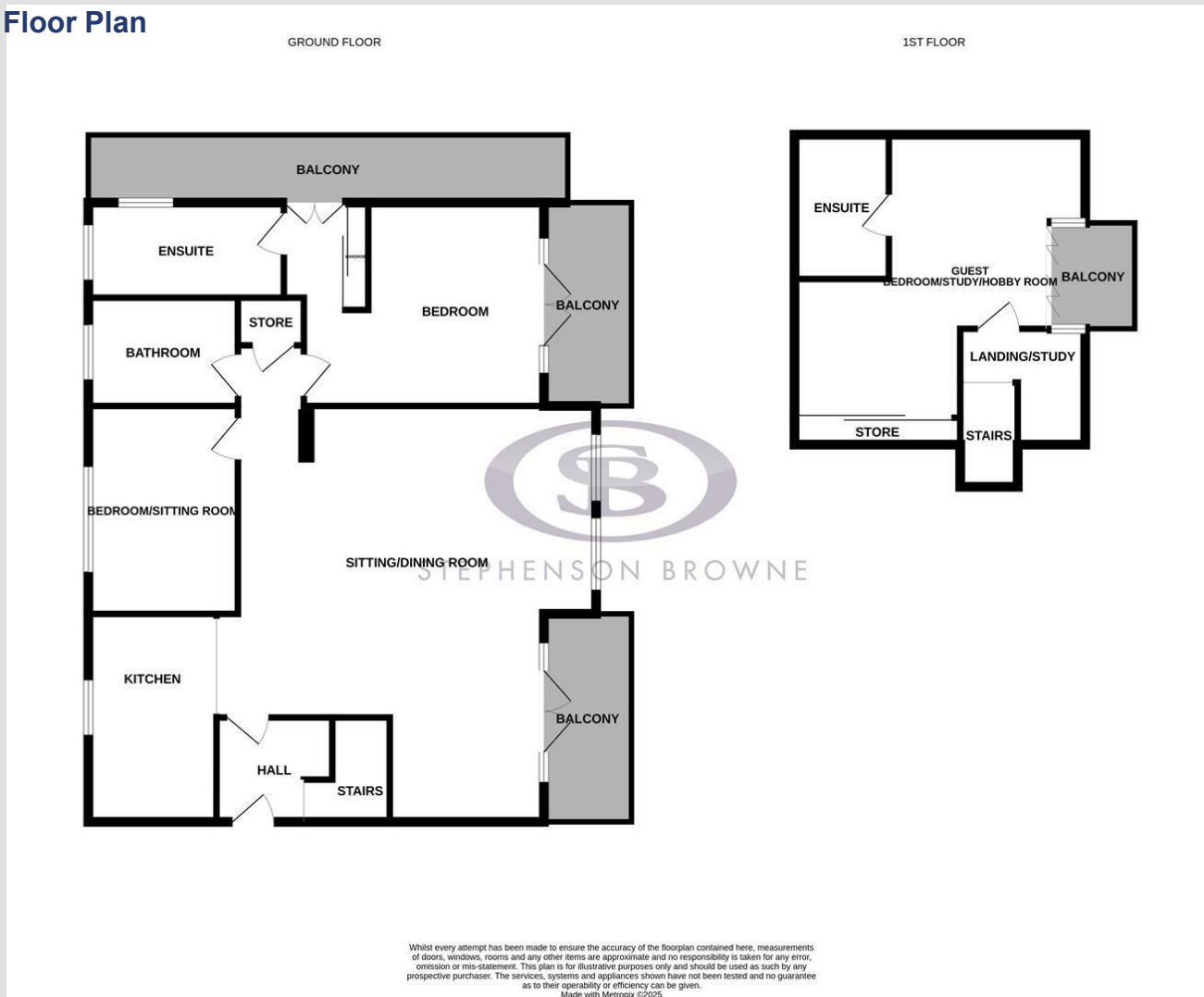








Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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