



## 34 Chassagne Square

CW1 3GJ

Offers Over £95,000



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STEPHENSON BROWNE



# 34 Chassagne Square

- Ground Floor Apartment
- Sold With Tenant In Situ
- Allocated Parking
- No Onward Chain
- Early Inspection Highly Recommended
- Two Double Bedrooms
- Close To Leighton Hospital And Bentley Motors
- Utility Room
- Leasehold
- Call Us Today For More Information

Stephenson Browne are delighted to offer for sale this spacious ground floor apartment on Chassagne Square! This offers a fantastic investment opportunity, complete with tenants already in place. The property boasts two well-proportioned bedrooms, a comfortable reception room, and a modern bathroom, making it an ideal choice for those seeking a blend of convenience and comfort.

Situated in close proximity to Leighton Hospital and Bentley Motors, this apartment is perfectly positioned for professionals and families alike. The vibrant local community offers a range of amenities, ensuring that all your daily needs are easily met.

With no onward chain, this property is ready for a smooth transition, allowing you to start your investment journey without delay. Early inspection is highly recommended to fully appreciate the potential this apartment holds. Whether you are looking to expand your property portfolio or seeking a new home, this apartment in Chassagne Square is not to be missed.



## Hallway

## Kitchen

10'2" x 5'10" (3.1m x 1.8m)

## Living Room

11'6" x 8'2" (3.52 x 2.50m)

## Bedroom One

11'5" x 11'5" (3.48m x 3.48m)

## Bedroom Two

9'6" x 10'0" (2.91m x 3.07m)

## Bathroom

5'10" x 6'10" (1.8m x 2.1m)

## Utility Room

## Storage Cupboard

## Externally

## 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.

## Council Tax

Band B.





### AML Disclosure

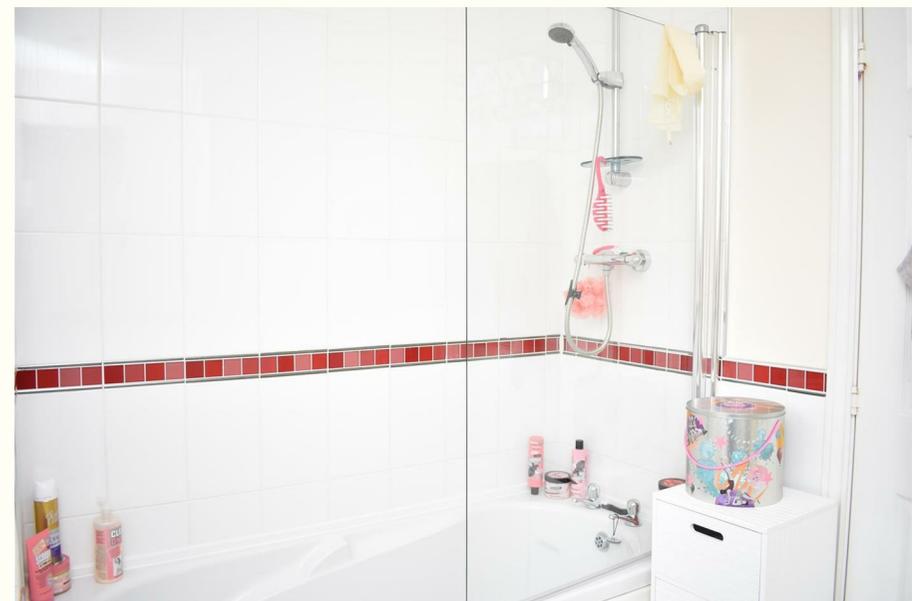
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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

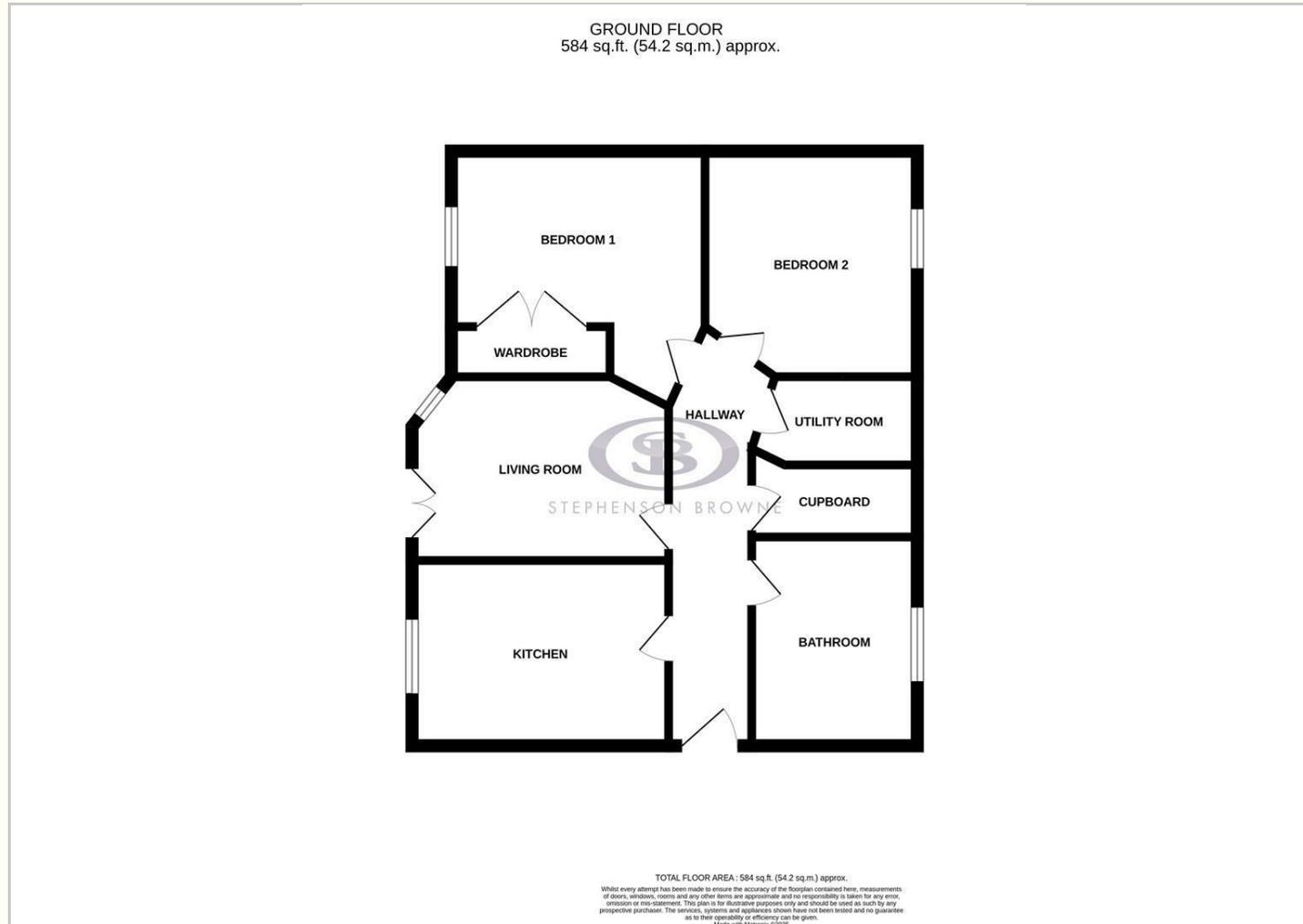
For a FREE valuation, please call or email and we will be delighted to assist.

### Directions





## Floor Plans

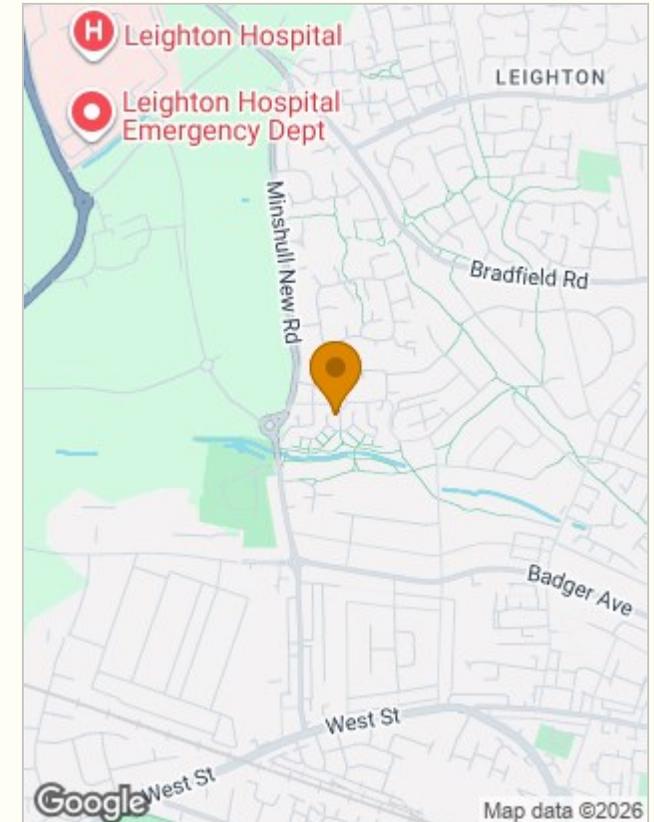


## Viewing

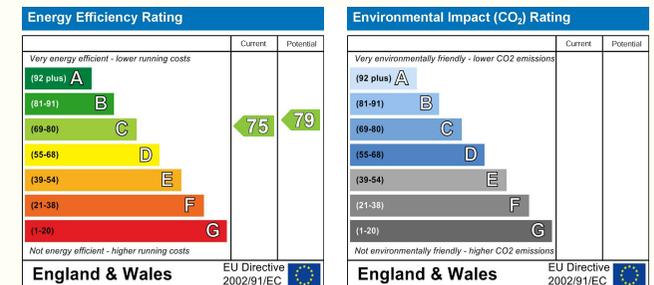
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give 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

## Location Map



## Energy Performance Graph



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