



STEPHENSON BROWNE



**Ashbourne Drive, Weston,  
Crewe**

CW2 5FY



**Offers Over £300,000**

## Description

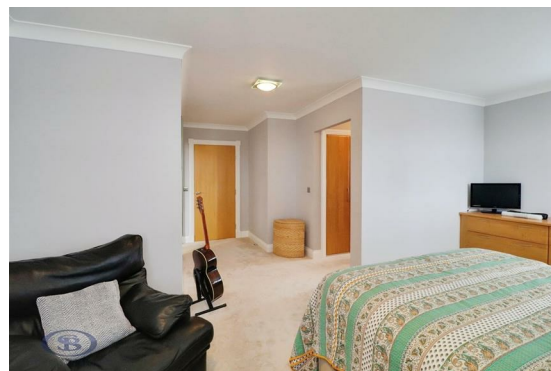
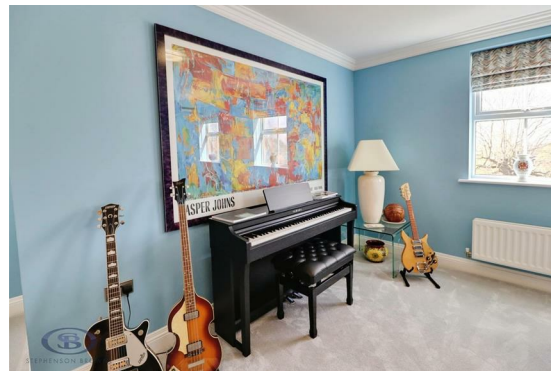
Set within the highly sought after and exclusive development of Wychwood Park, this spacious three bedroom apartment at Ashbourne Drive offers stylish and comfortable living with a beautiful outlook.

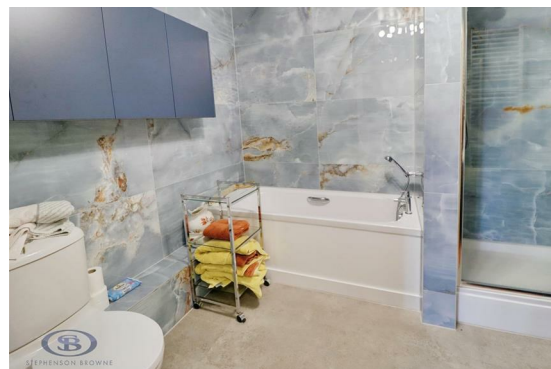
The property features a bright and airy open-plan kitchen, lounge, and dining area, perfect for both everyday living and entertaining. The modern kitchen is well equipped with ample storage and workspace, seamlessly flowing into the generous living area filled with natural light.

The principal bedroom is particularly impressive, benefiting from its own dressing room and a contemporary en suite shower room. Two further well proportioned bedrooms provide flexibility for family, guests, or home working, all served by a modern family bathroom.

Externally, residents enjoy access to well-maintained communal gardens, ideal for relaxing outdoors, along with a private garage offering secure parking or additional storage. The development itself is peaceful, well kept, and conveniently located for access to local amenities and transport links.

This is a fantastic opportunity for professionals, families, or downsizers seeking a high quality home in a desirable setting, offered to the market with no onward chain.





## 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.

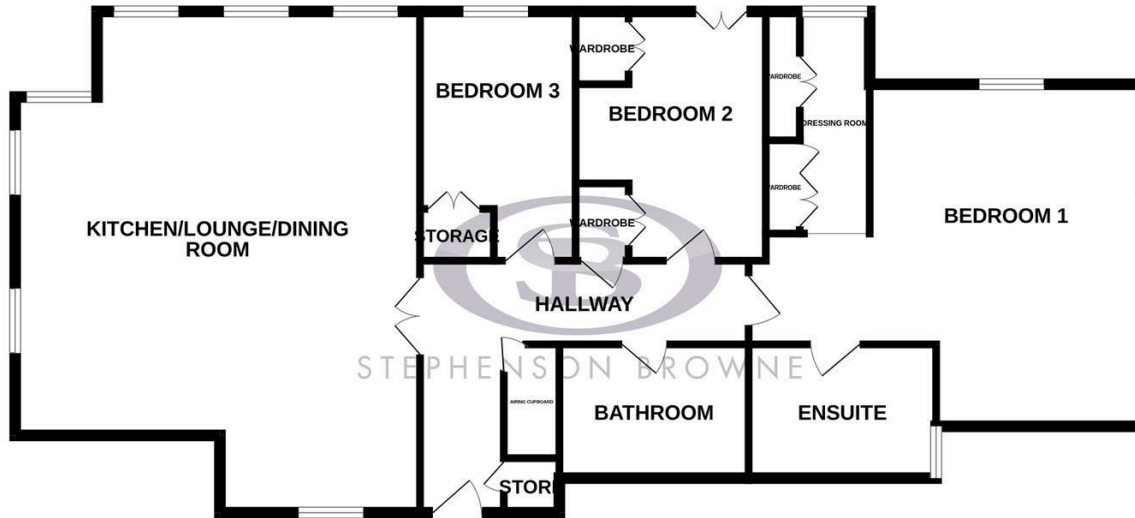


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# Floorplans

## GROUND FLOOR



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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