



## 86. Queens Park Gardens

CW2 7SW

Asking Price £70,000



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STEPHENSON BROWNE





# 86. Queens Park Gardens

- Modern Purpose Built Ground Floor Apartment
- Well Planned Great Flow Throughout
- Lovely Open Plan Lounge Fitted Kitchen
- Large Garden Situated To The Front
- Allocated Parking
- Double Bedroom
- Utility Area & Modern Bathroom
- Ideal For All Age Groups
- Sought After Location Within Walking Distance To the Queens Park
- Viewing Highly Recommended

We delight in bringing to the market this modern ground floor apartment which presents an excellent opportunity for those seeking a comfortable and stylish living space. The property boasts a well thought out layout, where each room flows seamlessly into the next, creating an inviting atmosphere, this home is offered for sale with no buying chain involved.

Upon entering, you will find a spacious open plan fitted kitchen and lounge, perfect for both relaxation and entertaining. The design maximises natural light, enhancing the overall warmth of the home. The double bedroom is generously sized and features and the separate utility area provides added convenience for everyday living. The modern bathroom is tastefully appointed, ensuring a pleasant experience.

One of the standout features of this property is the good sized garden at the front, offering a lovely outdoor space to enjoy the fresh air. Additionally, the property comes with allocated parking, a valuable asset in this sought after location.

Queens Park, renowned for its picturesque lake, play park, café, and lovely walk ways is just a stone's throw away as are the George's playing fields. This proximity to such a beautiful green space makes it an ideal choice for those who appreciate nature and outdoor activities.

In summary, this charming apartment for a wide range of buyers looking for a modern home in a prime location. With its appealing layout, outdoor space, and close proximity to local amenities, it is a property not to be missed.



## Communal Entrance Hall

**Lounge Area** 9'11" x 8'11" (3.037m x 2.74m)

**Kitchen Area** 7'2" x 6'5" (2.20m x 1.97m)

**Bedroom** 9'0" x 7'8" (2.75m x 2.34m)

**Laundry Area** 5'4" x 4'4" (1.65m x 1.34m)

## Bathroom

### Externally

The property stands back from the road and the large front lawned garden belongs to this apartment.

### Allocated Parking

One allocated parking space to the front of the property beyond the garden.

### 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 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

Band A.

#### Directions

From the agent's office proceed into Ruskin Road and continue to the end turning left into Alton Street and then first right into Flag Lane. At the traffic lights turn left into Wistaston Road and continue until having passed the Queen's Park. Take the slip road off to the left and then take the next ring hand turn. The property is located on the left hand side clearly identified by our 'For Sale' sign.





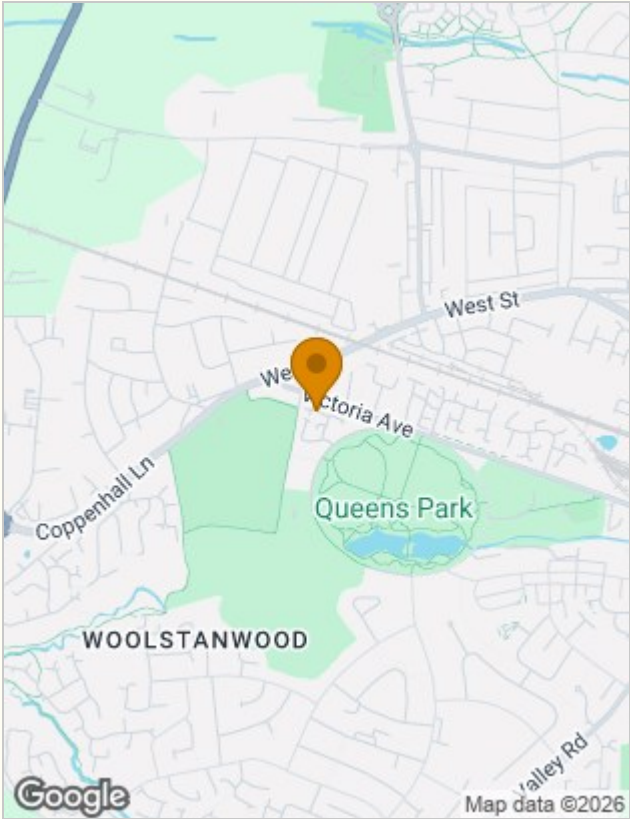




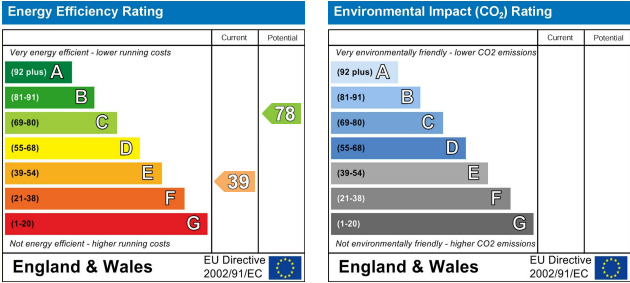
Floor Plans



Location Map



Energy Performance Graph



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

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