



FLAT 27, ORCHARD GARDENS APPLE CLOSE, CONGLETON,
CW12 4RZ

£120,000



STEPHENSON BROWNE

****CHAIN FREE OVER 60'S RETIREMENT LIVING****

This well present one bedroom apartment situated on the first floor within Orchard Gardens has been built by local developers Gladman Homes and comprises 27 properties situated over two floors built purposely for independent retirement living. There is an on site house manager during working hours who oversees the running of the development and to help out if needed. A communal lounge is situated on the ground floor overlooking the landscaped gardens, there is also a kitchen for residents and guests to use, including a guest suite for any friends and family wanting to stay. Any social events, parties and activities are organised by the residents or the site manager and listed on the bulletin board by the front entrance, there is also a fitness room supplied with gym equipment and a sauna, as well as a secure entry system to the building and 24 hour emergency call systems should you require any assistance, communal lift access is also available.

The Apartment internally benefits a spacious entrance hall with storage cupboard which houses the hot water tank and has space and plumbing available for a washer/dryer, a secure entry call system is provided and supplies a fob which can give access to unlock the main door if you do have any visitors. Opposite is the modern fitted kitchen including a built in fridge freezer and double electric fan oven with ceramic hob over. The lounge/diner is located to the rear, sliding patio doors open up onto a private terrace outdoor space which is only shared between two other apartments on the first floor, you will have a paved patio area perfect for a table and chairs to sit out and enjoy the summer months surrounded by plant pots filled with beautiful flowers. Internally you will also find a modern shower room and great size double bedroom with fitted wardrobes. There is also a communal lounge on the first floor for all residents to enjoy.



Locality

Locally you are within a two minute walk away from the West Heath precinct providing many local amenities including a supermarket, post office, takeaways and shops, there are good commuter links by bus on the main Sandbach Road right outside the complex. You are just under a five minute drive away or a 10 minute walk away from Astbury Mere a lovely local place for walks, Astbury Garden Center is also under a five minute drive away and is the perfect place to enjoy a day out.

Hallway

10'0" x 4'6"

Provides access into all accommodation, emergency pullcord which directs to an emergency call center, security front door entry fob and system, carpet flooring, ceiling spotlight, power point, access into the storage cupboard housing the water heater tank, shelf and space for storage, plumping for washing machine/dryer.

Lounge/Diner

16'9" x 14'7" max

Open plan lounge/diner comprising carpet flooring, ceiling spotlights, two wall light fittings, electric storage heater, TV aerial point, telephone point, emergency pull cord, UPVC double glazed window, UPVC double glazed sliding patio doors leading out onto the outside terrace area.

Kitchen

7'10" x 6'3"

Modern fitted kitchen comprising wall and base units with work surface over, kitchen splashback, built in single drainer sink with mixer tap, electric double oven, electric hob with extractor over, fitted fridge/freezer, wood effect flooring, ceiling spotlights, power points.

Bedroom

12'5" x 10'8"

Double bedroom with two fitted double wardrobes and one single, carpet flooring, ceiling spotlights, electric storage heater, power points, emergency pull toggle, TV aerial point, UPVC double glazed window.

Bathroom

6'2" x 5'10"

Stylish three peice suite with low level WC, vanity unit with hand wash basin and chrome mixer tap, spacious walk in mixer shower with glass shower screen, shower splashback, seat and grab rails for support, removable shower head, wall mounted towel rail, fitted shelf above vanity, wall mounted mirrored cabinet, heat recovery extractor, emergency pull toggle, wood effect floor, ceiling spotlights.



Externally

From the Lounge/Diner the sliding patio doors open up onto a terrace area only accessible to this apartment and two other apartments on the first floor, there is a paved patio area surrounded by plant pots perfect for a table and chairs to sit out on in the summer months. Surrounding the building on the ground floor is the immaculate communal gardens featuring a lovely little pond filled with fish and surrounded by flowers plants and shrubs, there are plenty of outdoor benches to sit out and enjoy the surroundings. Multiple parking is provided for residents and guests on the private car park.

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.

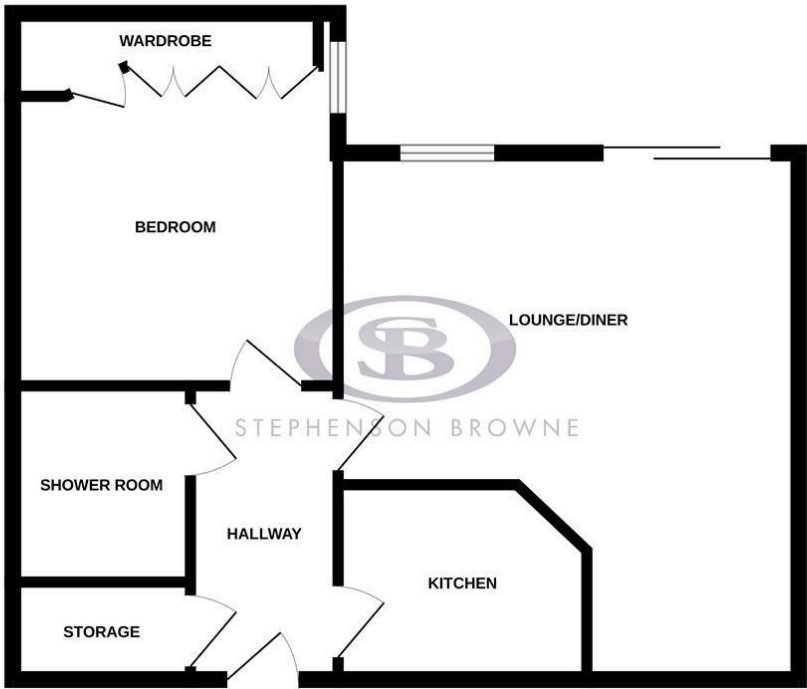
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Floor Plan

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



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	

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.

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