



The Hollies Wesley Avenue

CW11 1DG

Offers Over £140,000



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STEPHENSON BROWNE

Welcome to this exquisite ground floor one-bedroom apartment located at The Hollies on Wesley Avenue in the heart of Sandbach. This high specification property is part of a recently converted development, which comprises nine stylish one-bedroom apartments. As a resident, you will enjoy the benefits of being a member of the freehold, meaning there is no ground rent to worry about.

Upon entering, you will be greeted by well-presented communal areas and a secure communal entrance with intercom system, ensuring both comfort and safety. The apartment itself boasts a delightful open plan kitchen diner and living area, perfect for modern living and entertaining. The space is enhanced by uPVC sash and bay windows, which not only allow natural light to flood in but also come with premium DIY shutters installed by the current owner, adding a touch of elegance.

The bedroom is well-sized, providing a peaceful retreat, while the modern shower room features contemporary fittings that cater to your everyday needs. Additionally, the apartment is equipped with anthracite electric radiators, ensuring warmth and comfort throughout the year.

With allocated parking included, this apartment offers convenience in a prime location, making it an ideal choice for first-time buyers, investors, or those looking to downsize. Experience the charm of Sandbach town centre, with its array of shops, cafes, and local amenities just a stone's throw away. This property truly represents a wonderful opportunity to enjoy modern living in a vibrant community.



Hall

7'8" x 7'8" max
With storage cupboard.

Kitchen Diner / Living Area

17'8" x 14'9" max
A range of wall and base units with work surfaces over. Electric four ring hob with extraction hood above and electric oven below. Freestanding dishwasher and washing machine included. Grand bay window and kitchen window with shutters.

Bedroom

11'6" x 10'11" max
Double bedroom with bay window and shutters.

Shower Room

7'2" x 6'3" max

Communal Areas

A well-presented communal area and entrance with intercom system.

Tenure

We understand from the vendor that the property is freehold (share of). We would however recommend that your solicitor check the tenure prior to exchange of contracts. No ground rent is payable. The service charge for this apartment is £73 per month.

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 SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.

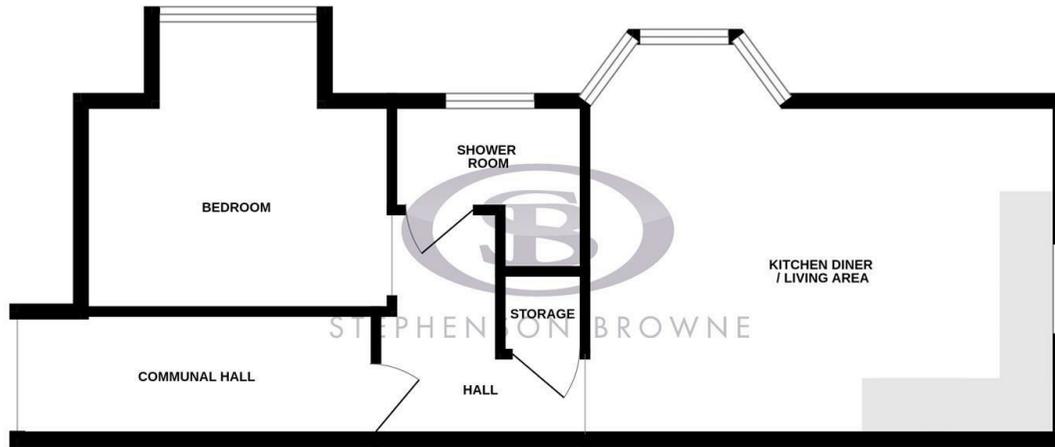


- Recently Converted Development
- Ground Floor Apartment
- Allocated Parking
- Town Centre Location
- Share of Freehold
- uPVC Sash & Bay Windows with Premium DIY Shutters
- Well-Presented Communal Area & Secure Communal Entrance
- High Specification Shower Room
- Open Plan Kitchen Diner / Living Area
- Anthracite Electric Radiators



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		60	60
		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 Sandbach office if you wish to arrange a viewing appointment 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 be 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

38 High Street, Sandbach, CW11 1AN
Telephone: 01270 763200 Email: sandbach@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk