



STEPHENSON BROWNE

Woodland Court, Alsager

ST7 2DP



£82,000

Description

An excellent opportunity to purchase a ground floor, one bedroom apartment with a garden to the rear, in a cul-de-sac position close to the heart of Alsager!

Ideal for first time buyers, landlords or those looking to downsize, this well-proportioned one bedroom flat backs onto a green space and could be an ideal option! Costs are also kept low with a Council Tax Band A, a yearly ground rent of only £10 and a monthly service charge of £42 (covering buildings insurance and communal gardens maintenance).

An entrance hallway leads to a lounge which opens into the kitchen area, whilst a sizeable bedroom offers excellent living space. There is also a spacious bathroom. To the rear of the property is a lawned garden with patio and gravelled areas, alongside a useful storage shed.

Situated on Woodland Court, the flat is perfectly placed for the wealth of amenities within Alsager itself, and is close to a number of commuting links such as the M6, A500 and A34. Several shops, restaurants, bars and cafes are within easy walking distance.

A fantastic opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

With a uPVC double glazed entrance door, pendant light, doors to all rooms, radiator, a built-in useful storage cupboard, door into:

Lounge

12'7" x 10'11"

With ceiling light, coving, TV point, telephone point, ample power points, uPVC double glazed panelled door leading out onto the garden, two double glazed windows to rear, opening into:

Kitchen

7'5" x 7'3"

With ceiling light, double glazed window to rear, radiator, vinyl flooring, a wall mounted gas boiler serving central heating and domestic hot water systems, a range of wall, base and drawer units having roll top working surfaces over incorporating a stainless steel sink/drainer unit and tiled splashback, space and plumbing for automatic washing machine, space for freestanding cooker and space for further under counter white goods.

Bedroom

12'7" x 10'11"

A spacious double bedroom having pendant light, double glazed window to front elevation, coving, radiator and ample power points.

Bathroom

7'0" x 5'10"

With double glazed frosted window to rear elevation, partially tiled walls, radiator, a built-in storage cupboard and a white three-piece suite comprising of: A low-level WC, pedestal hand wash basin with chrome taps and a panelled bath with chrome taps and shower attachment.



Rear Garden

The rear garden has been designed with ease of maintenance in mind having fenced and retaining hedgerow boundaries, a paved patio area providing ample space for garden furniture, an outside garden store with power, water point and laid-to lawn with a gravel area next to a useful storage shed, and gated rear access.

Council Tax Band

The council tax band for this property is A.

NB: Tenure

We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

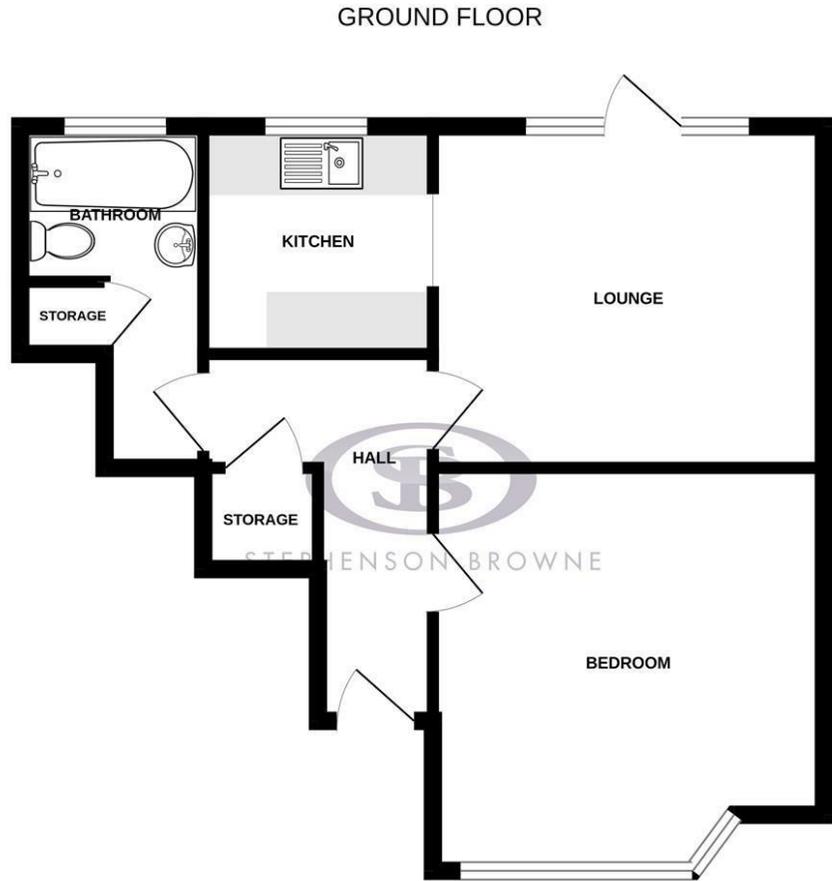
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Alsager AML Disclosure

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.

Floorplans



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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	71	74

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing 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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www.stephensonbrowne.co.uk