



STEPHENSON BROWNE

**Sandbach Road South,  
Alsager**

ST7 2LP



**Offers Over £60,000**

## Description

NO ONWARD CHAIN! NEW CARPETS AND DECOR THROUGHOUT - A well presented, conveniently located second floor apartment forming part of the popular 'Homeshire House' Retirement Development, originally constructed by MCARTHY AND STONE and positioned just a short walk from Alsager Village Centre amidst mature leafy surroundings.

This particular apartment benefits from newly fitted carpets and has been redecorated throughout allowing you to move in with ease!

Upon entry to the apartment, you will find: an entrance hall with useful storage/utility cupboard space, a spacious open plan lounge/dining Room with carpets recently fitted and a kitchen with plenty of storage and an electric hob. The principle bedroom enjoys a fitted chest of drawers and mirror unit, in addition to the standard, substantially sized built-in wardrobes! There is also a convenient shower room with white sanitary suite. Electric radiators with thermostatic controls can be found in the living room and bedroom.

Access to the Residents Lounge can be found on the Ground Floor offering a sociable environment if desired, as well as wash room and guest suite for when you host family! A Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty, there is a 24 hour emergency Appello call system.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.



To truly appreciate the standard of this apartment, viewings come highly recommended. Call Stephenson Browne today to arrange yours!



**Viewing**

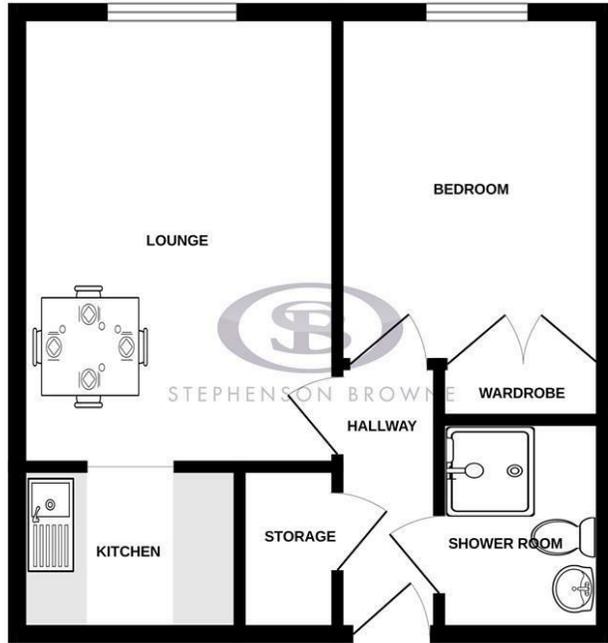
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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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		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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)