



**Flat 11 Mere Court**  
ST7 2AP  
**£250,000**



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STEPHENSON BROWNE



**NO CHAIN & PRIME CENTRAL LOCATION & FABULOUS PATIO AREAS** - A superb, two bedroom ground floor apartment conveniently positioned within the highly desirable development of, 'Mere Court' - Situated just a stones throw away from the centre of Alsager along with it's variety of shops and day-to-day facilities.

Apartments within this locality very rarely come to market, and are usually sold very quickly, we are sure that this particular apartment will be no exception!

In brief the property comprises: A spacious lounge and separate dining room, both having access to patio areas overlooking the communal gardens, fitted kitchen with space for a range of freestanding appliances, two well proportioned bedrooms, the principal having fitted wardrobes, along with a generous shower room. There is also ample storage and a separate two piece WC.

Externally, there are communal gardens which can enjoyed all-year round, residents parking plus a single garage!

To fully appreciate the apartments position, proximity to the village, true size and many attributes, early viewing is highly advised.





### **Communal Hallway**

Wood panelled entrance door into communal hallway.

### **Entrance Hall**

7'8" x 4'4"

Wooden door having glazed insets into the apartment.  
Storage cupboard having hanging rail. Underfloor heating.

### **Separate WC**

Two piece suite comprising a low level WC with push button flush and vanity wash hand basin with mixer tap and storage below. Double glazed frosted window. Underfloor heating.

### **Dining Room**

12'10" x 9'1"

Underfloor heating. Sliding patio door opening to a private patio area. Doors to rooms. Double doors into:-

### **Lounge**

17'7" x 12'10"

Dual aspect double glazed windows. Double glazed door opening to a patio area. Adam's style fireplace having electric fire. Storage cupboard.

### **Kitchen**

12'7" x 8'0"

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Space for a washer dryer. Space for a slimline dishwasher. Integrated oven/grill and four ring gas hob with extractor canopy over. Integrated undercounter fridge and freezer. Double glazed window. Underfloor heating.

### **Inner Hall**

Doors to both bedrooms and the shower room.  
Underfloor heating.

### **Bedroom One**

14'11" x 10'11" to fitted wardrobes

Double glazed window. Underfloor heating. Fitted wardrobes having hanging rail and shelving.

### **Bedroom Two**

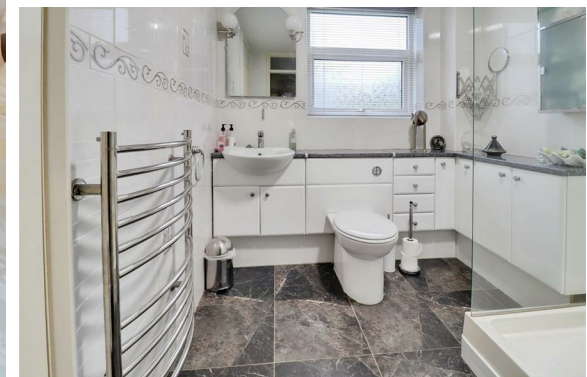
12'9" x 9'11"

Double glazed window. Underfloor heating.

### **Shower Room**

8'11" x 6'8"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage below and a double shower cubicle with electric shower over. Double glazed frosted window. Tiled walls and floor. Underfloor heating. Storage cupboard having shelving and housing the immersion heater.





### **Externally**

The property has grounds that are constantly maintained forming part of the service charge to the building, there is a garage included within the sale and residents parking too. Two paved patio areas proving space for outside dining.

### **Garage**

With single up-and-over garage door.

### **Council Tax Band**

The council tax band for this property is D.

### **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.

### **Alsager AML Disclosure**

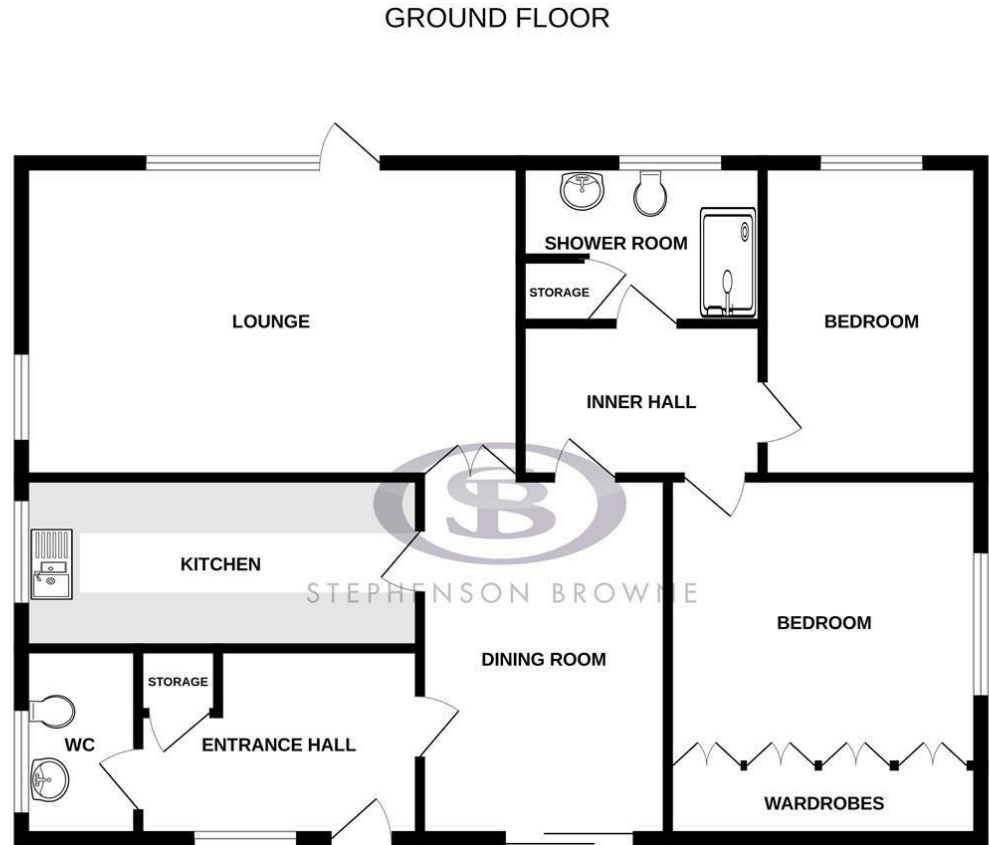
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### **NB: Copyright**

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Floor Plan



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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Viewing

Please contact our Alsager Office on 01270 883130 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 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

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 <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		
England & Wales	EU Directive 2002/91/EC	