



10 St Andrews Gardens

ST7 2XS

Offers In The Region Of £185,000



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STEPHENSON BROWNE

A simply gorgeous first floor apartment with a south-west facing balcony overlooking fields and countryside to the rear, ideal for over-55's looking to downsize!

This beautifully presented two bedroom apartment has been carefully updated and maintained to create a sensational home, and is presented to the highest of standards - a real credit to the current owner! The property also benefits from a Hive central heating system and a care-line, giving peace of mind and extra safety for residents and their families.

An entrance foyer (servicing just 4 apartments) leads to the first floor where our property can be found - with an entrance hallway accessing all rooms and benefitting from a sizeable storage cupboard. The spacious lounge/diner features patio doors leading to the balcony, which overlooks fields and provides a superb backdrop to the property. The modern kitchen features a host of Neff appliances and a breakfast bar, whilst both bedrooms are well-proportioned, with the principal bedroom enjoying fitted wardrobes and also the countryside views to the rear. The stylish shower room is also perfectly laid out to make the most of the space on offer, with an integrated laundry unit and vanity unit.

Sitting within well-maintained communal grounds, there is also a communal parking area for residents and visitors.

Occupying a prime position close to Alsager town centre and Alsager train station, St Andrews Gardens is a quiet and private development which benefits from remaining very close to the wealth of amenities within Alsager itself, whilst enjoying a tucked away and 'safe' location which is close to countryside. A number of transport links such as the A34, A500 and M6 are nearby, whilst leisure facilities such as Alsager Golf Club are only a short distance away.

An incredible apartment which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing!



Entrance Foyer

An entrance foyer servicing apartments 7-10, with a telecom system and stairs leading to apartment 10 on the first floor.

Entrance Hall

Composite front door, fitted carpet, radiator, large storage cupboard, loft access with pull-down ladder, telecom system.

Lounge/Diner

15'7" x 12'8"

Fitted carpet, UPVC double glazed sliding door to balcony/seating terrace, with views over fields/countryside to the rear. Ceiling light point, two wall light points, radiator, power sockets with USB availability.

Kitchen

13'0" x 7'2"

LVP flooring, UPVC double glazed window, ceiling light point, radiator, inset one and a half bowl sink with drainer, integrated Neff oven, hobs, microwave, fridge/freezer, washing machine, Quartz work surface, breakfast bar, Baxi gas central heating boiler (installed August 2023).

Bedroom One

12'11" x 9'1"

Minimum measurement to Fitted Wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two

10'8" x 6'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

8'4" x 5'8"

Tiled flooring, tiled walls, UPVC double glazed window, ceiling light point, two chrome towel radiators, fitted unit with W/C, wash basin with vanity unit, integrated laundry unit, walk-in Mira shower, wall unit for storage.

Balcony

A private south-west facing seating area with a glass balustrade, enjoying field views to the rear - the perfect place to relax and enjoy some gorgeous sunsets!

Outside

The property benefits from a parking space within a communal parking area to the side of the development.

Council Tax Band

The council tax band for this property is B.



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.

NB: Copyright

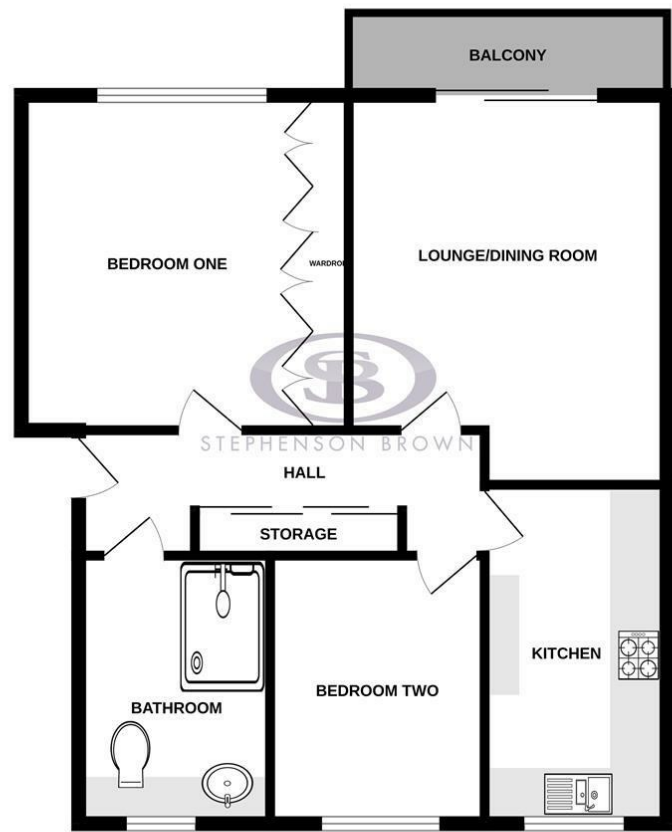
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Alsager AML Disclosure

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.



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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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 Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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