



# Jinks Aston

# FOR SALE



## 42 Probert Close, Crewe, CW2 7UL

**£79,000**

NO CHAIN INVOLVED

A one bedroom top floor flat, ideally situated for the Queens Park and Bentley Motors, accommodation comprises: communal entrance hall, stairs to second floor, flat accommodation: hallway, one reception, kitchen, bedroom and shower room. Allocated parking space in communal car park area to rear.

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## The accommodation

The property is approached via a communal entrance hall and stairway ascending off the the 2nd floor where the property is allocated.

## The property

The property is approached having a wood panel main entrance door diving access into the hall.

## Hallway

Having wood lminate effect Vynil flooring, four wood panel doors give access off to all rooms, smoke detector to the ceiling and loft access, intercom telephone and further wood panel door gives access to a built in airing cupboard housing the not water tank.

## Lounge

10'6" x 11'11"

Having PVC double glazed window to the front eelavtion with built in bling, night storage heater, telephone plug point.

## Kitchen

10'11" x 5'9"

Having a range of fitted wall and base units with integrated stainless steel sink and drainer with mixer tap, Beko electric oven and hologen hob with extractor fan above washing machine, fridge freezer and micorwave are also present. night sotrage heater, PVC double glazed window to the side elevation, wood effect Vynil laid flooring.

## Bedroom

10'6"x 9'7"

Having PVC double glazed window to the front elevation, night storage heater and double sliding doors give access into the built in double wardrobe.



### **Shower room**

8'9" x 3'1"

Having a three piece suite comprising of: low level W.C. pedestal wash hand basin with mirror and light above and shower cubicle having a Triton electric shower, tile effect Vynil laid flooring, extractor fan to the ceiling.

### **Externally**

There are communal grounds and gardens and allocated parking space.

### **Directions**

From our office on Nantwich Road proceed immediately straight across into Ruskin Road, at the end turn left onto Alton Street, proceed to the end and at the cross road junction turn right onto Stewart Street. At the T junction turn left onto Wistaston Road which leads to Victoria Ave . Turn into Coppenhall Grove off Victorian Ave and follow the road round to the left then take the first turning left into Probert Close. Proceed to the very end where the sign will show the house numbers taking the RH turn. The apartment block is located directly in front of you. Access to the main front door is round the rear of the main building facing Victoria Ave.

### **Tenure**

The tenure of the property is understood to be leasehold (this should be verified prior to commitment to purchase)

Ground rent, service charge and buildings insurance ( should be confirmed prior to commitment to purchase.) vendor has informed us that he pays £75 a month and that is for everything.

### **Services**

Services being mains drains, electric, water. ( no gas supply) (not tested)

### **Council Tax band A**



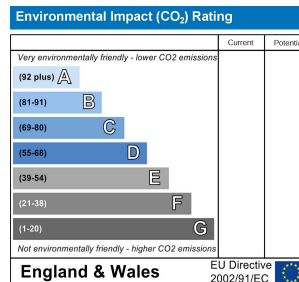
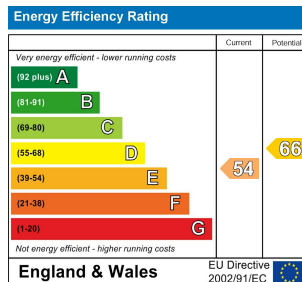
## GROUND FLOOR

APPROX. 34.6 SQ. METRES (372.2 SQ. FEET)



TOTAL AREA: APPROX. 34.6 SQ. METRES (372.2 SQ. FEET)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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