COWDEL CLARKE

SECOND FLOOR APARTMENT I RECENTLY DECORTATED THROUGHOUT I LOUNGE WITH JULIET BALCONY I EN-SUITE BATHROOM I ALLOCATED PARKING. Neighbouring Stockton Heath and Latchford, this second floor apartment presents an ideal spacious accommodation. Accessed via an electric roller gate with allocated parking, the apartment features two generous bedrooms with en-suite bathroom to the main, separate bathroom with lounge and kitchen.

£950 Per Month

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Station Road

Accommodation

Second Floor

Entrance Hallway
9'4" x 8'11" (2.868m x 2.734m)
Accessed through a front door, wood effect engineered flooring, storage cupboard housing electric consumer unit, electric wall heater and wall mounted intercom.

Dining Kitchen & Lounge
17'0" x 11'1" (5.195m x 3.398m)
Fitted with a range of base, drawer and eye level units, integrated appliances including a four ring electric hob and a concealed extractor fan above, fridge freezer, dishwasher and washing machine. Stainless steel single sink drainer unit with chrome mixer tap set in a wood effect roll edge work surface with splashback. Inset lighting, wood effect engineered flooring, PVC double glazed windows with Juliette balcony of viewer over the canal and two electric heaters.

Bedroom One
10'2" x 9'5" (3.107m x 2.880m)
Wood effect engineered flooring, three double wardrobe units, PVC double glazed window to the rear elevation and electric heater provding access to the;

Inner Vestibule
6'5" x 5'1" (1.963m x 1.558m)
Continued wood effect engineered flooring and storage cupboard housing water tank.

En-Suite
6'5" x 6'1" (1.970m x 1.869m)
A matching three-piece suite including a panelled bath with chrome hot 'n' cold taps, wash hand basin with chrome mixer tap and a low-level WC with chrome 'push button' flush. Mirrored medicine cabinet, chrome ladder heated towel rail and new vinyl flooring.

Bedroom Two
9'5" x 8'8" (2.883m x 2.661m)
Wood effect engineered flooring, wardrobe unit, PVC double glazed window to the rear elevation and electric heater.

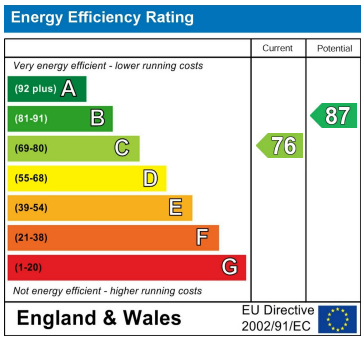
Bathroom
5'7" x 4'6" (1.712m x 1.378m)
Three piece suite including a tiled cubicle with a chrome shower head, mixer taps, pedestal wash hand basin with chrome mixer taps and low-level WC with chrome 'push button' flush. PVC double glazed frosted window to the front elevation, chrome ladder heated towel rail and new vinyl flooring

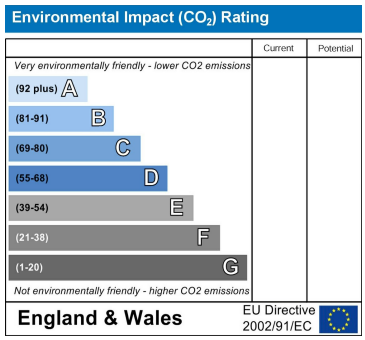
Outside
The complex is accessed via an electric roller gate which works on a ground sensor, allocated parking bay and access to the apartment.

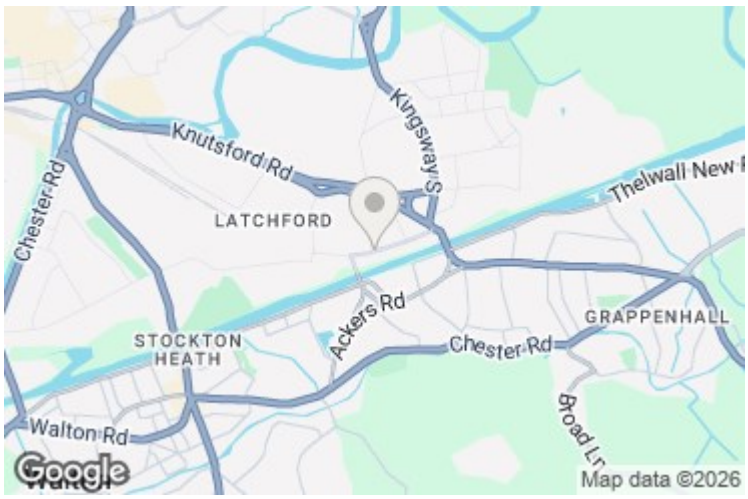
Council Tax
Band 'B' - £1869.03

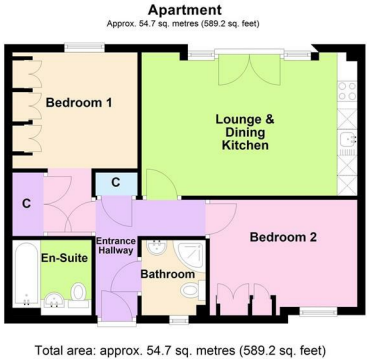
Postcode
WA4 2GU

Viewing
Strictly by prior appointment with Cowdel Clarke, Stockton Heath.









Total area: approx. 54.7 sq. metres (589.2 sq. feet)