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Pattern House, Castle Street, Stalybridge, SK15 1AP

Occupying a top floor corner position within the Urban Splash Contemporary Scheme set in the heart of Stalybridge immediately adjacent to the River Tame, this stylishly conceived two-bedroom apartment enjoys stunning views via its large picture windows and two wrap-around balconies. The property also benefits from allocated secure underground parking. Viewing recommended.

Offered for Sale with No Forward Vendor Chain, we would consider the property ideally suited to a wide range of prospective purchasers.

Offers In The Region Of £160,000

National Association of NAEA Estate Agents

CHARTERED SURVEYORS, ESTATE AGENTS & PROPERTY MANAGEMENT SPECIALISTS

RICS

Pattern House, Castle Street, Stalybridge, SK15 1AP

- Urban Splash Corner Sited Top Floor Apartment
- Contemporary Living In The Heart Of Stalybridge
- Long Range Panoramic Views
- Two Wrap-Around Balconies
- Well Placed For Excellent Commuter Links
- Underfloor Heating Throughout To All Floors
- Secure Underground Parking Space
- No Onward Vendor Chain

The Accommodation Briefly Comprises:
Impressive entrance foyer to Pattern House development with stairs and lift access to all floors.

To the Apartment there an entrance vestibule with inner hallway, living room with picture windows and access to wrap-around balcony, contemporary kitchen with integrated appliances, two well-proportioned bedrooms (Master with access to wrap-around balcony), bathroom/WC with contemporary white suite.

Externally, there are communal gardens with the property benefitting from a secure undercroft car parking space.

Set in the centre of Stalybridge, the property is readily accessible to all amenities with Stalybridge bus and train stations providing excellent commuter links, neighbouring towns and citites.

The Accommodation In Detail Comprises:

GROUND FLOOR

Communal Entrance Foyer
Stairs and lift access to all floors.

APARTMENT

Entrance Vestibule
Open to the inner hallway.

Inner Hallway
Wooden flooring and recess spotlights.

Living Room
16'10 x 16'6 maximum (5.13m x 5.03m maximum)
Irregular shaped room, two picture windows plus full height double-glazed door giving access to Juliette wrap-around balcony, wooden flooring.

Kitchen
12'3 x 7'9 (3.73m x 2.36m)
Circular single drainer stainless-steel sink unit, a range of contemporary wall and floor mounted units, built-in oven, four-ring ceramic hob with filter unit over, integrated fridge-freezer, wooden flooring, recess spotlights, full height glazed door with Juliette balcony.

Bedroom 1
11'8 x 9'1 plus further recessed storage wardrobe (3.56m x 2.77m plus further recessed storage wardro)
Double-glazed picture window with two further full height double-glazed access doors onto the wrap-around balcony.

Bedroom 2
13'7 x 8'7 with recessed storage cupboard area (4.14m x 2.62m with recessed storage cupboard area)
Double-glazed full height door with Juliette balcony.

Bathroom/WC
Contemporary white suite having panelled bath, mixer shower tap attachment, low-level WC, half pedestal wash hand basin, fully tiled, tiled floor, recess spotlights, built-in airing cupboard which is also plumbed for an automatic washer/dryer.

Externally
Communal gardens and secure underground parking space.

TENURE
Leasehold - Solicitors to confirm

GROUND RENT
£350 per annum

SERVICE CHARGE
£4620.00 per annum

COUNCIL TAX
Council Tax Band "C".

VIEWINGS
Strictly by appointment with the Agents.

AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

Directions

Floor Plan

PENTHOUSE

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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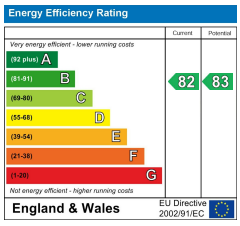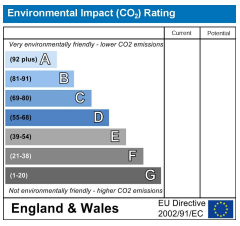
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