



16 The Cedar House Bramble Court, Stalybridge, SK15 3BF

Offers Over £80,000

The Cedar House, Bramble Court is a purpose build residential development in Millbrook, Stalybridge, accessed via Grove. The one bedroom apartment is located on the top floor of the development and would make a great investment purchase.

Please note the apartment is only suitable for cash buyers.

The communal grounds offer pleasant garden surrounds with convenient allocated parking for residents plus visitors spaces.

The apartment has an entrance hallway welcoming you into the light and airy space, the open plan lounge is complimented by the large glass doors with Juliet Balcony. The lounge area has been decorated with a modern finish with a real cosy feel.

There is also a shower room with white suite, bedroom and well stocked kitchen area.

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Communal Entry

Secure intercom entry system, key pad code for access, allocated mailboxes.

Entrance Hallway

Entrance door, storage heater, spot lighting, cloak cupboard, wood laminate flooring.

Open Plan Lounge/ Dining

Doors to rear elevation with Juliet balcony with woodland views, ceiling lighting, storage heaters, carpet flooring.

Kitchen

Kitchen comprising of wall and base cream coloured units with coordinating wood effect work surfaces, electric oven and hob with extractor over, ceiling light fitting, stainless steel sink unit with mixer tap over, vinyl effect flooring.

Bedroom

Window, ceiling lighting, storage heating, carpet flooring.

Shower Room

White bathroom suite comprising of low level WC, hand wash basin, enclosed shower unit with shower, heated towel rail.

Externally

There are communal gardens and parking areas including both allocated and visitors spaces.

Additional Information

Tenure - Leasehold
Council Tax - Band A
EPC - C





Ground Floor



Total area: approx. 38.7 sq. metres (416.5 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com www.awilsonestates.com