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Audley Court, Audley Street, Ashton-Under-Lyne, OL6 6RB

A ground floor apartment standing in Audley Court, built in 2000 and forming part of only four self-contained apartments having the unique benefit of a shared garden. Recently renovated to include brand-new fitted kitchen with appliances and a bathroom/WC with overhead shower. All completed by total redecoration, new floor coverings and blinds. Offered with the benefit of No Vendor Chain.

Ideally located between Ashton and Stalybridge and within easy walking distance of Stamford Park. This apartment will be ideal for anyone requiring close proximity to amenities.

Price £150,000

Audley Court, Audley Street, Ashton-Under-Lyne, OL6 6RB

- Two Bedroom Self-Contained Flat
- Allocated Parking
- Brand New Fitted Bathroom/WC
- Low Service Charge
- Ideally Located For Amenities
- Brand New Kitchen and Appliances
- No Forward Vendor Chain

ACCOMMODATION COMPRISES:

Communal Entrance Hall

APARTMENT ITSELF

Lounge

17'10" x 12'9" (5.44 x 3.9)

Spacious room benefitting from plenty of natural light with dining area, one double radiator, door entry phone, alarm panel.

Kitchen

7'5" x 6'3" (2.286 x 1.93)

Re-fitted with a range of white high gloss matching base and wall units with worktops, grey brick effect splashback tiling, inset sink, Lamona oven and four-ring stainless-steel gas hob, overhead filter with downlighting, extractor, Vaillant combination boiler fitted October 2021, plumbing for washing machine, space for fridge-freezer.

Master Bedroom

13'6" x 8'9" (4.126 x 2.69)

A generous size room with run of full height wardrobes offering shelving and hanging space and matching freestanding bedside cabinets/drawers, single radiator.

Bedroom 2

8'5" x 6'6" (2.58 x 2)

Single radiator.

Bathroom/WC

6'1" x 5'1" (1.875 x 1.56)

Re-fitted with a brand-new white suite comprising bath with shower attachment, close couple toilet and wash hand basin standing in white high gloss vanity unit, radiator, extractor, full height wall panelling to all walls.

EXTERNAL

Externally there is an allocated parking space with one visitor parking space.

Enclosed lawn and drying area.

TENURE

Tenure is Long Leasehold and there is no Ground or Chief Rent

SERVICE CHARGE

There is a low Service Charge of £70 pcm.

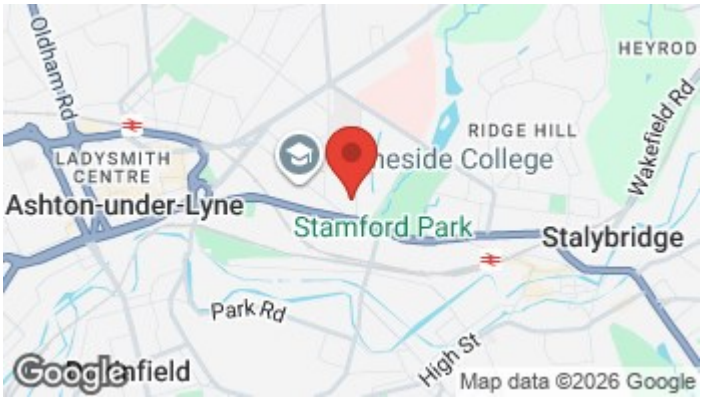
VIEWINGS

Strictly by appointment with the Agent.

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 .

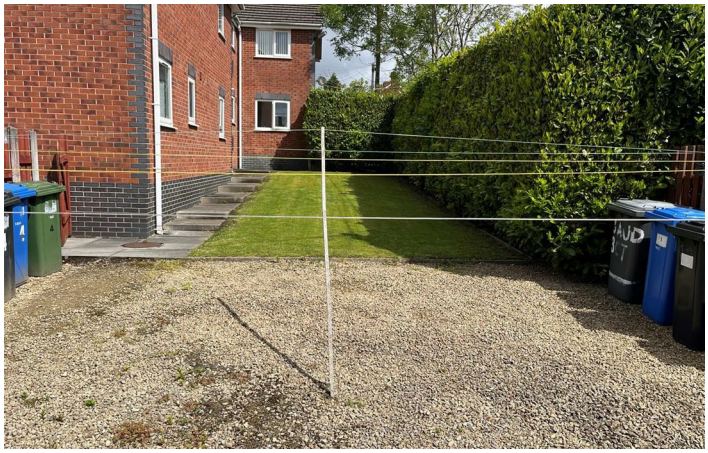


Directions











Floor Plan

Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

