



McCarthy & Stone

RESALES



27 The Oaks, Cedar Avenue, Stoke-On-Trent, ST7 2TF  
Asking price £260,000 Leasehold

For further details  
please call 0345 556 4104

# 27 The Oaks, Cedar Avenue, Stoke-On-Trent, ST7 2TF

A bright and spacious two bedroom and two bathroom retirement apartment on the first floor. SOUTH FACING JULIETTE BALCONY proving plenty of natural light. The Oaks is placed in an IDEAL LOCATION near plenty of shops and the countryside. PARKING SPACE INCLUDED.

## Introduction

This quaint market town has a lot to offer. As does its surrounding area: a number of other equally picturesque towns and villages can be found nearby, each of which hosts a variety of events and is home to a number of attractions. Just minutes up the road from the development site is Alsager Gardens, an area of open parkland ideal for walking your four-legged friend. Also nearby, Milton Park is a beautifully kept green space, with a wonderful rose garden.

The countryside surrounding Alsager is ideal for relaxing strolls. The Salt Line is a mostly flat 1.8 mile route that follows the line of a disused railway through farm- and woodland. The Borrow Pit Meadows, adjacent to the Salt Line, are about 40 acres and includes another 1.25 miles of undulating paths that snake through the area's mosaic of habitats, including meadows, wetland and scrub.

## Entrance Hall

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are all situated here. From the hallway there is a door to a walk-in storage/airing cupboard. Further doors lead to the living room, both bedrooms and wet room.

## Living Room

This bright and spacious living room is complemented by a double glazed Juliette doors. The room has a telephone point, TV point (with Sky/Sky+ capabilities) and plenty of power sockets. A part glazed door leads into the separate kitchen.

## Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. UPVC double glazed window sits above a single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting.

## Master Bedroom

This spacious double bedroom benefits from a full height window letting in plenty of light, with a central ceiling light, TV and phone point. The room also has a large wardrobe housing rails and shelving.

## En-Suite

Full wet room with anti-slip flooring, tiled walls and fitted with suite comprising; level access shower, low level WC, vanity unit with wash basin and mirror above.

## Bedroom Two

A large second bedroom with a double glazed window that lets in plenty of light.

## Bathroom

Modern white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light, shower cubicle with a glazed screen. Heated ladder radiator, ceiling spot lights, extensively tiled walls and floor.

## Allocated Parking

This apartment benefits from have an allocated parking space for added convenience.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

## Lease Information

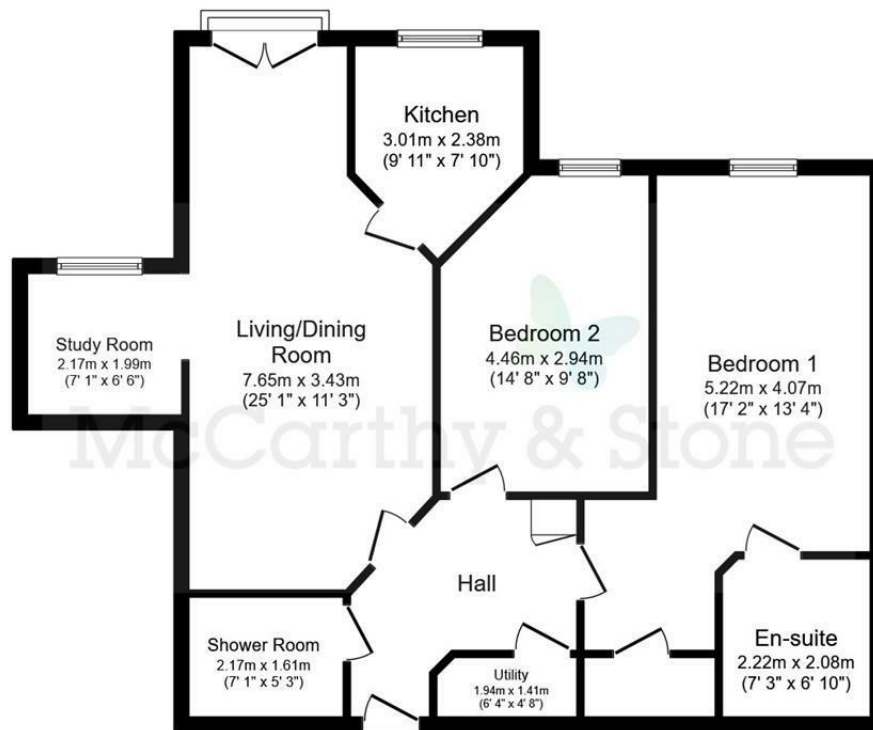
999 years from 1st June 2019

## Ground Rent

Annual fee: £495







**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		88	88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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