



7/8 Arneil Place
Crewe, EH5 2GP

deans 
Solicitors & Estate Agents LLP



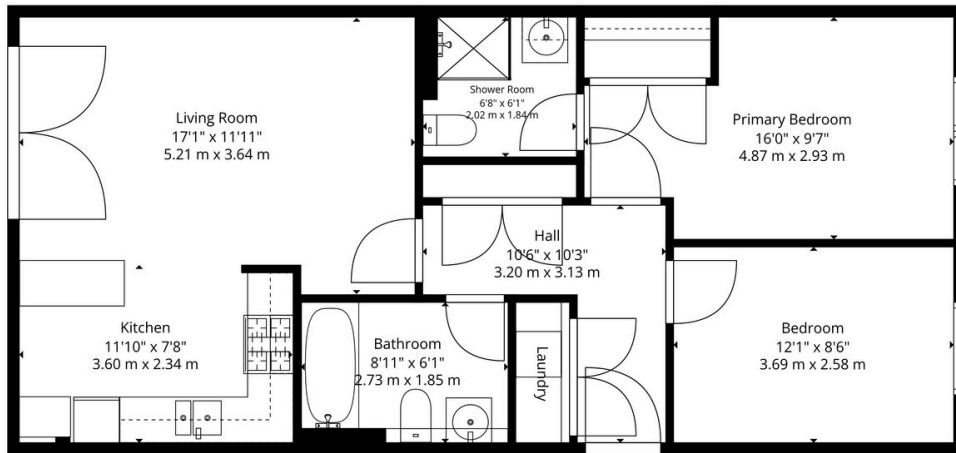
FIRST FLOOR FLAT

- Living Room
- Open Plan Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Grounds
- Residents Parking
- EPC Rating - B



Quietly positioned within a modern residential development and forming part of Varcity North development by Miller Homes, this light and airy first floor flat is situated within the popular area of Crewe. The property is close to day to day shopping requirements with further specialised shopping available at Craigmile Retail Park a short drive away. Ainslie Park Leisure Centre is within walking distance as is the Western General Hospital. A good public transport service passes close by and travels to the City Centre. The well laid out accommodation would make an ideal purchase for young professionals and comprises; secure entry phone system with lift access to all floor, welcoming hall with utility cupboard housing the washing machine, bright living room open plan to kitchen with French doors to ornamental balcony, master bedroom with built-in wardrobes and en-suite shower room, further double bedroom and bathroom with white suite and shower. The property is situated within well maintained communal ground with residents parking. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, gas hob, hood, fridge-freezer, integrated dishwasher and mobile kitchen island. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to Charles White Factors Ltd Property Management of approximately £120-£130 per month.





Total: 743 sq. Ft. 69 m²
1st Floor: 743 sq. Ft. 69 m²
Excluded Areas: Walls: 59 sq. Ft. 6 m²

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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