



**Madeley Court  
Madeley  
Crewe  
Staffordshire  
CW3 9JA**

**Offers In Excess Of £118,000**

**bettermove**

# Madeley Court

## Crewe

Bettermove are proud to present this 2 bedroom ground floor flat in Crewe available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the allocated parking space.

The council tax band is B.

This is a leasehold property with 150 years on the lease from 2007; the ground rent is £220pa and the service charge is £1,332pa.

The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms, an en suite and the family bathroom.

This property is in the next village to Keele University, many students reside here.

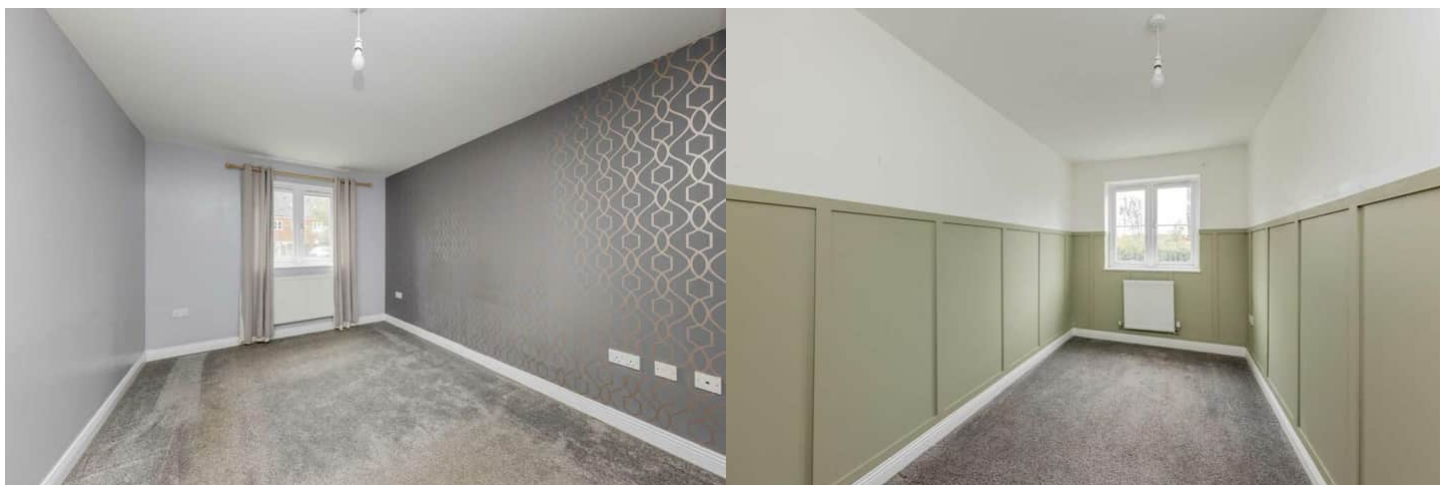
Located in the popular town of Crewe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A525, M6 and local bus routes.

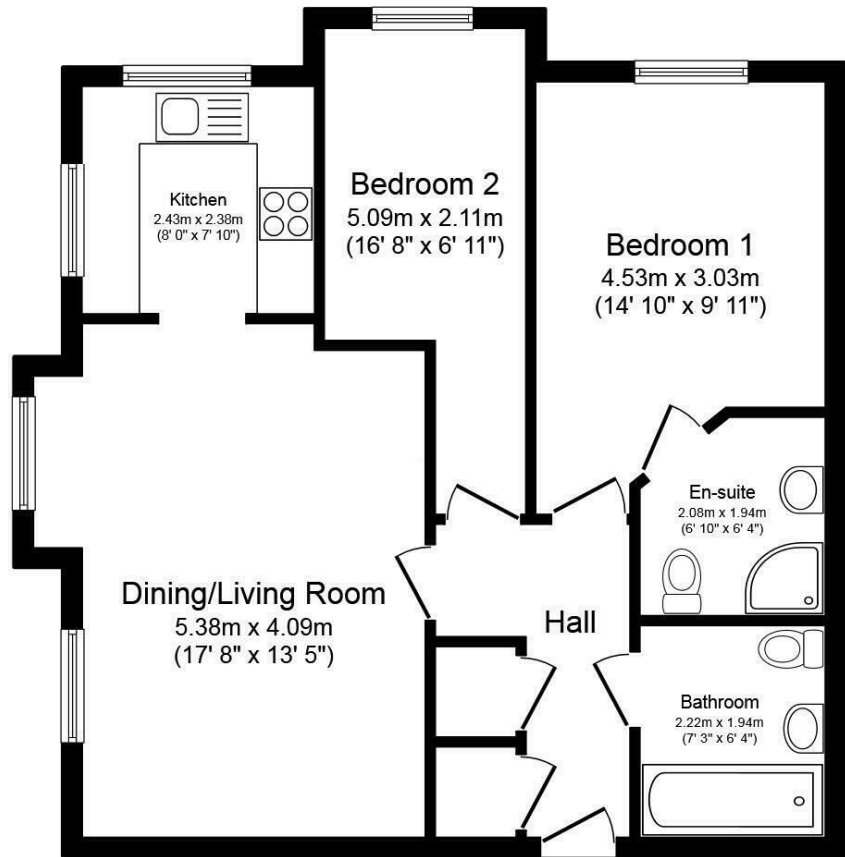
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Floor Plan**

Total floor area 63.4 sq.m. (683 sq.ft.) approx

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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