

Brand new shared  
ownership homes for sale



# Lea Road



Enquire now  
0161 218 1303  
[sales@viaducthousing.com](mailto:sales@viaducthousing.com)  
[@viaducthousing](https://twitter.com/viaducthousing)  
[www.viaducthousing.com](http://www.viaducthousing.com)

**viaduct**  
housing partnership



# Welcome to Lea Road

Viaduct Housing Partnership are excited to be releasing for sale a mixture of 1 and 2 bedroom, Shared Ownership apartments in the highly sought after location of Heaton Moor.

Two grand Victorian houses have been converted into these well-proportioned apartments on this popular tree lined street in the heart of Heaton Moor.

“ Proud to be building in **Stockport** ”



# Living in Heaton Moor

Heaton Moor offers its own unique charm and attractions to purchasers with upmarket cafes, delis, bars, shops and restaurants. It is the perfect location for families, young professionals and someone wanting to retire.

Heaton Moor train station is within walking distance of the apartments and with the A6 and M60 motorway nearby, this location is a commuter's paradise. It is only 25 minutes by car into Manchester and 10 minutes to Stockport Town Centre. Stockport is connected with Central London by Virgin trains with services departing every twenty minutes and also has inter-city services to Sheffield Liverpool, Birmingham, Bristol and other major cities.

## Leisure Facilities in the area

Heaton Moor centre is booming with restaurants, cafes and bars making it ideal for anyone wanting a busy social life but also wanting to retreat to a quiet road afterwards. Families, walkers and dog lovers can visit the Heaton Moor Park with its children's play area, bowling green, tennis courts, stunning gardens and woodland area. Heaton Moor also boasts its own luxury boutique cinema.

## Football

Stockport County provides local football action and both Manchester United and Manchester City grounds are within a 30 minute drive of the development.

Woodley Sports Village offers football coaching on their 3G pitches for both children and adults and there are a number of junior football clubs in the area for children to get involved in.

## Swimming

Stockport Grand Central in the town centre has a 50m swimming pool, along with a splash area for younger children. Swimming lessons can be accessed through Grand Central and Romiley swimming baths.

## Golf

There are a number of golf clubs near to the development with Marple, Hazel Grove and Stockport being the closest.

## Rugby

Sale Sharks is approx. 15 miles away and children's rugby coaching sessions can be found locally.

## Schools

There are a number of Ofsted rated 'good' and 'outstanding' schools nearby.

## Shopping

Stockport Town centre is 5 minutes away by car and provides an excellent range of shopping. The Merseyway shopping centre has all of the high street names that you would expect, as well as a number of department stores.

# Welcome home

## High quality guaranteed

### General

Upvc windows and doors.

### Kitchen

High quality fully fitted kitchen with integral oven, extractor and hob. Downlights and vinyl flooring.

### Bathrooms

Vinyl flooring, modern white bathroom suite with over bath shower, partially tiled.

### Externals

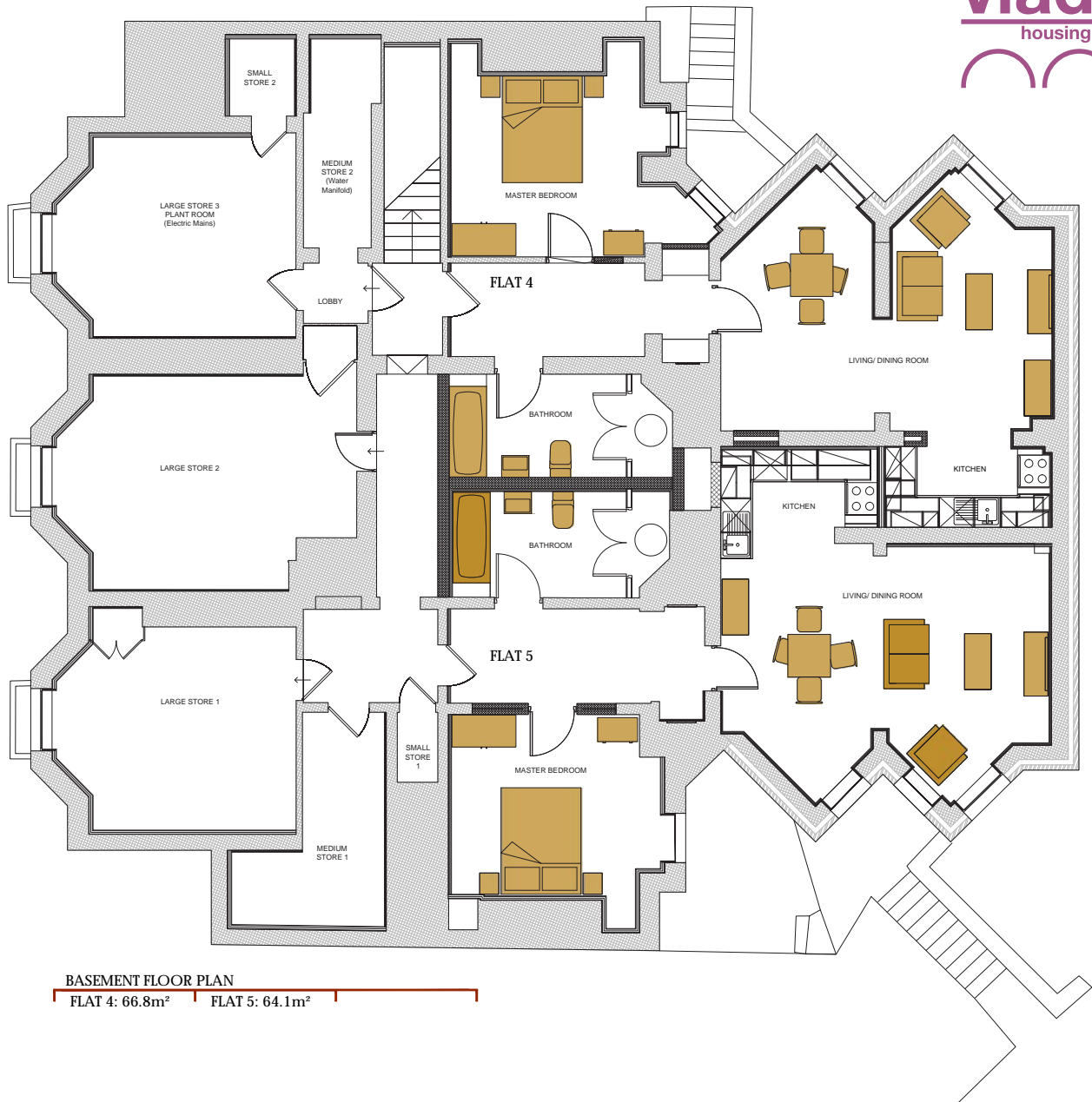
Communal rear garden and off road parking.





\*Apartment at Prospect House, Cheadle Hulme







**GROUND FLOOR PLAN**

FLAT 1: 74.9m<sup>2</sup> | FLAT 2: 58.8m<sup>2</sup> | FLAT 3: 63.8m<sup>2</sup>





**FIRST FLOOR PLAN**

FLAT 6: 77.8m<sup>2</sup> | FLAT 7: 77.0m<sup>2</sup> | FLAT 8: 77.0m<sup>2</sup>



**SECOND FLOOR PLAN**

FLAT 9: 63.8m<sup>2</sup>

FLAT 10: 79.3m<sup>2</sup>

# Help to get on the property ladder

## Shared Ownership

The government backed scheme enables you to purchase a share of your home (typically 50%-75%) and pay rent on the remaining percentage. You can plan to increase your share in the future – and ultimately own 100%. As with any home purchase, you will need to have saved the deposit. You should seek impartial, independent advice about your own personal situation.

### Who can buy these homes?

If you can afford the mortgage and rental payments, can demonstrate the deposit – you may be eligible to apply – please complete the enquiry form at [www.stockporthomes.org](http://www.stockporthomes.org) or call our home sales team on 0161 218 1303, who will be happy to give you more information and run through the eligibility criteria with you.



**5% minimum deposit required.**

**£500 non-refundable deposit is taken on reservation.**



We aim to build high quality, affordable properties - from modern apartments to family homes across Stockport. We are recognised for our quality services and building homes as well as communities.

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