



Flat 1 Castle Mill House 8 Castle Street, Stalybridge, SK15 1RL

Offers Over £175,000

Imagine waking up to the sounds of the river flowing just beyond your window, or enjoying your morning coffee on your balcony. Welcome to Castle Mill House, a beautiful purpose built apartment located right by the riverside in the heart of Stalybridge.

This ground floor apartment is stylish, spacious and filled with natural light. Step inside and you'll find a welcoming hallway with handy storage that leads into a lounge with its own balcony. The open plan dining kitchen is well appointed and has its own Juliette balcony overlooking the river, so you can throw open the doors on a sunny day and let the fresh air and sounds of the water drift in while you cook or entertain.

There are two comfortable double bedrooms, the main with an ensuite, plus a modern family bathroom, all beautifully presented and ready to move straight into. Outside, a secure gated entrance and resident parking add peace of mind.

Even better - this property is available as a shared ownership opportunity, with the current owner holding a 75 percent share and paying rent on the remaining 25 percent. Buyers are welcome to purchase either a shared ownership portion, subject to eligibility, or the full 100 percent of the property.

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Communal Entrance

Post boxes for all apartments.

Hallway

Built in storage cupboard. Wall mounted heater. Doors to all other rooms.

Lounge

10'9" x 12'11" (3.28m x 3.94m)

Window to rear elevation. Double doors leading out to balcony. Ceiling light.

Balcony

10'8" x 4'0" (3.25m x 1.22m)

Kitchen/Dining Room

10'8" x 18'1" (3.25m x 5.51m)

Fitted with a matching range of base and eye level units with worktop space over, One and a half bowl sink with mixer tap. Four ring induction hob with extractor over. Integrated fridge freezer. Built in washing machine. Integrated slimline dishwasher. Two windows to rear elevation. Downlights to ceiling. French doors with juliet balcony overlooking the river.

Master Bedroom

10'8" x 12'3" (3.25m x 3.73m)

Window to side elevation with riverside views. Built in wardrobes. Ceiling light. Door to:

En suite

Window to the rear elevation. Three piece suite comprising an enclosed shower cubicle, WC and hand wash basin built into a vanity unit. Heated towel rail.

Bedroom Two

9'2" x 13'7" (2.79m x 4.14m)

Window to side elevation. Built in wardrobes. Ceiling light.

Bathroom

White suite comprising of a panel bath, low level WC & hand wash basin. Heated towel rail.

Outside and Gardens

Residents parking with parking available on a "first come, first served" basis.

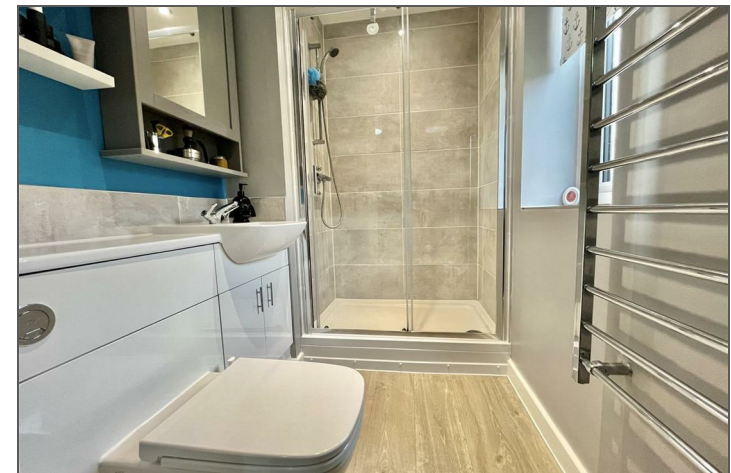
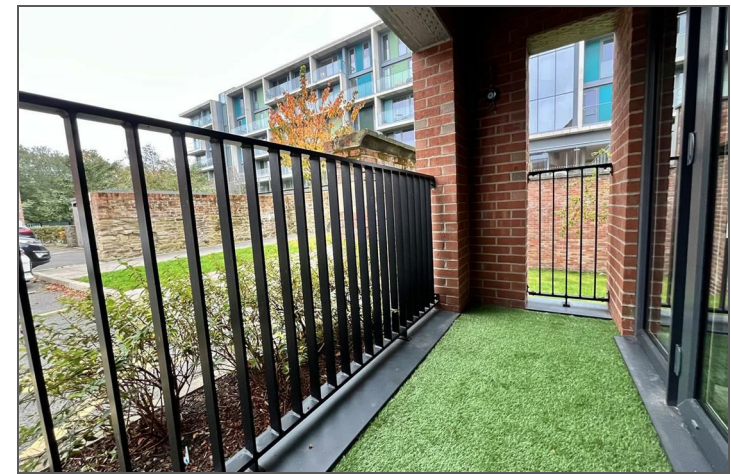
Additional Information

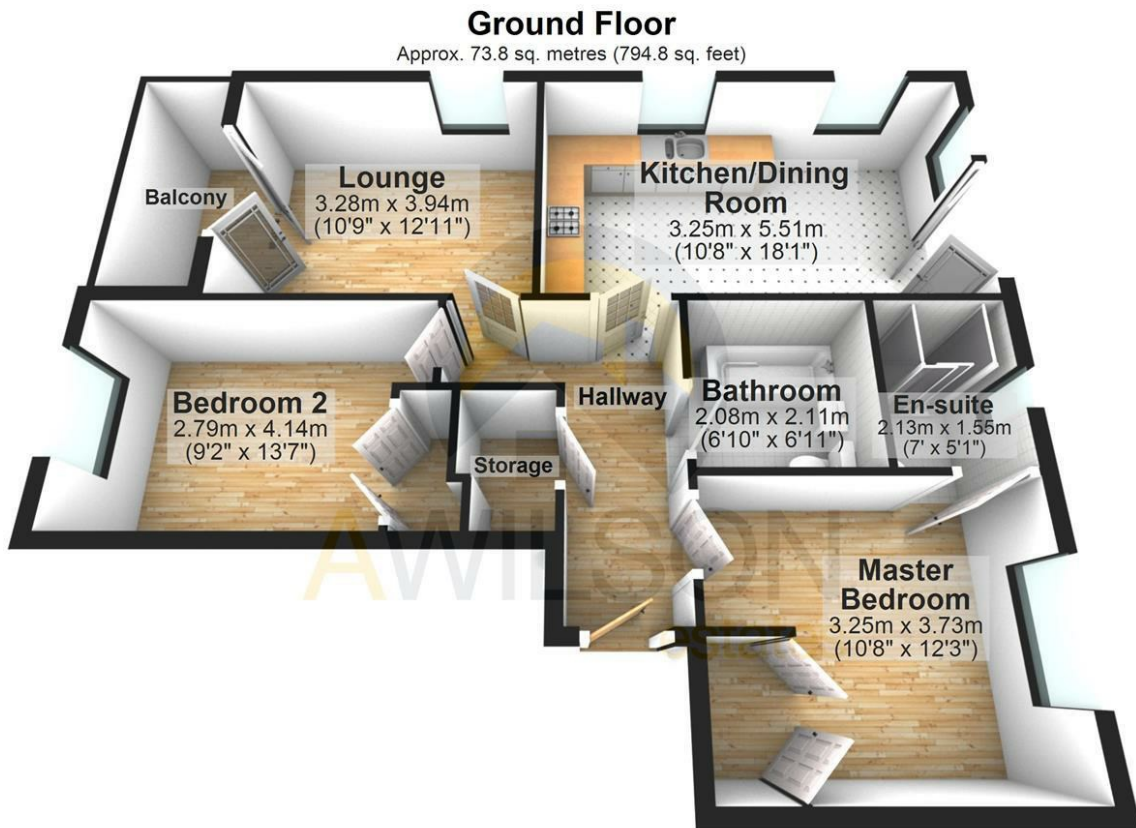
Tenure: Leasehold - 150 years from built in 2020 - £113.14pcm service charge.

EPC Rating: C

Council Tax Band: B

The current owner owns a 75% share and pays a rent of approx £99.98 per calendar month for the remaining 25% to Mossacre St Vincent Housing Association. You can purchase any denomination up to the full 100% (subject to meeting the criteria of the housing association).





Total area: approx. 73.8 sq. metres (794.8 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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