



- First Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Bathroom
- Communal Gardens
- Parking
- No Onward Chain
- Sold As A 50% Share

Flat 10, Arlington Mews 29 Bexhill Road
Stockport, SK3 8RH

£80,000

A well presented, two double bedroom modern apartment, ideally located for Stockport and M60 motorway network. Being sold as a 50% share, this first floor apartment comprises of an entrance hall, open plan lounge/kitchen with dining space, two double bedrooms and a bathroom. Externally there is communal gardens and parking. The property benefits from having gas central heating and no onward chain. Rent and service charge £309 PCM.

Communal Entrance

Accessed via security intercom system, hallway with stairs leading to first and second floors.

Entrance Hall 12' 8" x 6' 5" (3.86m x 1.95m)

Storage cupboard, laminate flooring, radiator.

Open Plan Lounge/Kitchen

Lounge Area 12' 5" x 9' 8" (3.78m x 2.94m)

Windows to front elevation, radiator, media wall. laminate flooring, open plan to kitchen area.

Kitchen Area 14' 3" x 10' 7" (4.34m x 3.22m)

Re-fitted with modern range of wall cupboards, base units and drawers, work surface housing sink and drainer unit, electric hob with extractor over, oven, built in washing machine, dishwasher and fridge freezer, window to front.

Bedroom One 16' 7" x 11' 3" (5.05m x 3.43m)

Radiator, laminate flooring, window to rear.

Bedroom Two 12' 1" x 10' 0" (3.68m x 3.05m)

Radiator, window to rear.

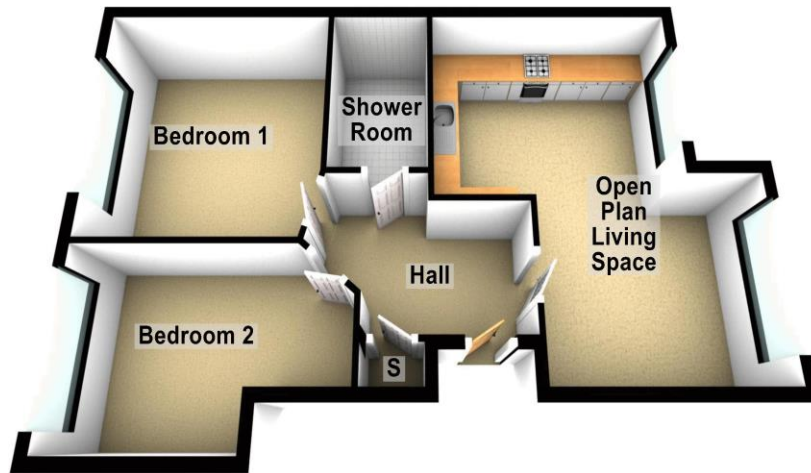



Bathroom 9' 5" x 7' 10" (2.87m x 2.39m)
Fitted with modern suite comprising low level WC, wash hand basin, double walk in shower, tiled walls and flooring, extractor fan, towel radiator.

External
Communal gardens, parking and visitors spaces.



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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	
<small>WWW.EPC4U.COM</small>		

Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

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