



- Ground Floor Apartment
- Over 55's
- Two Double Bedrooms
- Lounge & Kitchen
- Private Front Garden
- Beautifully Maintained Communal Gardens
- Parking
- No Onward Chain

21 Brentwood Villa 137 Church Lane  
Stockport, SK6 7LD

£240,000

An opportunity to purchase a highly desirable ground floor apartment for the over 55's, in a sought after development in Marple. This impressive development boasts well kept landscaped communal grounds, with beautiful views and convenient access to local amenities, transport networks, canals and the River Goyt. The apartment offers immaculate accommodation comprising entrance hall, living room with dining space, fitted kitchen, two double bedrooms and modern bathroom. Externally The apartment has the huge benefit of private outside space to the front and offers no onward chain, and there is allocated parking.

### Communal Entrance

### Entrance Hall

**Lounge** 18' 6" x 12' 7" (5.63m x 3.83m)

Window to the front, radiator, storage cupboard.

**Kitchen** 7' 9" x 7' 9" (2.36m x 2.36m)

Range of eye and base level units, gas hob, extractor fan, built in oven, sink with drainer, window to the side.

**Bedroom 1** 9' 9" x 12' 7" (2.97m x 3.83m)

Window to the rear, radiator

**Bedroom 2** 13' 8" x 9' 8" (4.16m x 2.94m)

Window to the front, radiator

**Bathroom** 8' 7" x 7' 0" (2.61m x 2.13m)

Three piece suit including toilet, sink and shower unit, window to the rear, radiator.



Balcony / Private Entrance Garden

Communal Gardens





**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. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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