



- Modern Apartment
- Second Floor
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Lounge/Kitchen
- Balcony
- Gardens & Parking
- Sold As A 60% Share

Apartment 51 Cooper Street  
Stockport, SK1 3QL

£102,000

A two bedroom second floor apartment located in this unique development, on the former Royal Oak Brewery site in Stockport. Being sold as a 60% share, the accommodation comprises of an communal entrance, private entrance hall, open plan lounge/Kitchen with doors to the balcony, two double bedrooms, en-suite shower room and a bathroom. Externally there are communal gardens and secure gated parking. No onward chain. Rent, service/management charge £271.61 PCM. Lease 112 years.

## Ground Floor

### Communal Entrance

Stairs to all floors.

### Private Entrance Hall 9' 9" x 4' 1" (2.97m x 1.24m)

Wall mounted electric heater, storage cupboard.

### Open Plan Lounge/Kitchen Area 16' 6" x 13' 2" (5.03m x 4.01m)

Open plan kitchen and living area which it fitted with a range of base and eye level units incorporating an electric hob with extractor over, oven, space for washing machine and fridge freezer, wall mounted electric heater, door to balcony.

### Bedroom One 12' 8" x 9' 9" (3.86m x 2.97m)

Wall mounted electric heater, window to front.

### En-Suite Shower Room 7' 0" x 4' 9" (2.13m x 1.45m)

Suite comprising of a low level WC, wash basin, shower cubicle, wall mounted electric heater, window to side.

### Bedroom Two 12' 6" x 11' 2" (3.81m x 3.40m)

Wall mounted electric heater, window to front.



**Bathroom 8' 3" x 6' 3" (2.51m x 1.90m)**

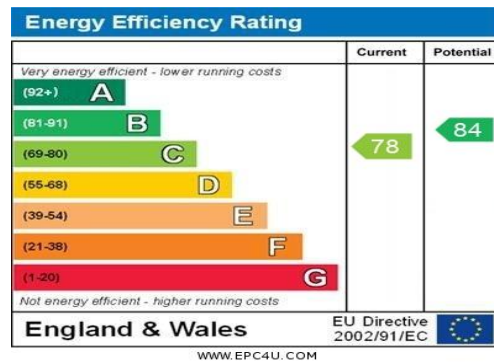
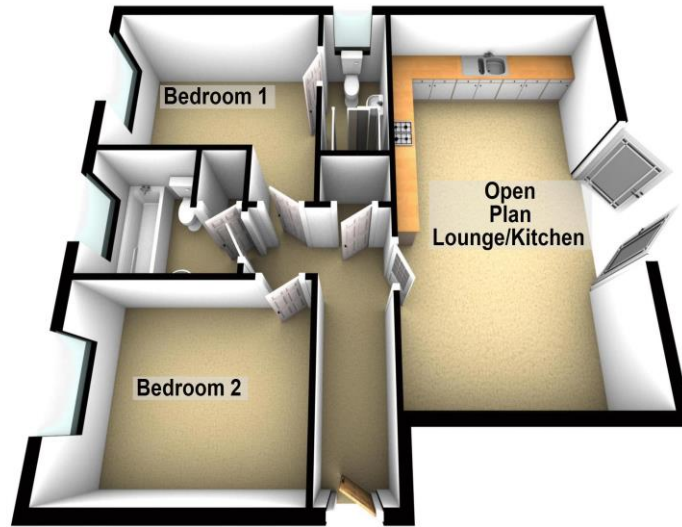
Suite comprising of a low level WC, wash basin, panelled bath, with shower over, part tiled walls, storage cupboard, window to front.

**External**

Externally there are well maintained communal gardens and secure gated parking.



## Second Floor



**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.

## Make Your Move

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