



- Second Floor Apartment
- Two Bedrooms
- Lounge & Kitchen
- Bathroom
- Electric Storage Heating
- Allocated Parking & Gardens
- No Onward Chain
- 66% Share

78 Newsham Road
Stockport, SK3 8GN

£107,250

A modern two bedroom top floor apartment, in this popular development. Being sold as a 66% share, the accommodation on offer comprises of a communal entrance with security intercom system, entrance hallway, spacious lounge, kitchen, two good sized bedrooms and a bathroom. Externally there are well maintained communal garden areas, allocated parking and additional visitors parking. No onward chain. Rent and service charge £259.78 PCM. Lease 78 years.

Ground Floor

Communal Entrance

Stairs to first and second floors.

Entrance Hall 16' 3" x 3' 7" (4.95m x 1.09m)

Laminate floor, fitted storage cupboard housing water cylinder system, wall mounted security system, electric storage heater.

Lounge 14' 11" x 11' 10" (4.54m x 3.60m)

Windows to front, laminate flooring, attractive feature fireplace, electric storage heater.

Kitchen 9' 10" x 6' 2" (2.99m x 1.88m)

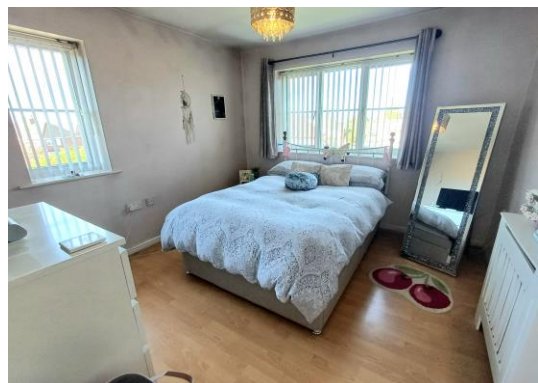
Window to rear, fitted with matching base and eye level units with work top space over, sink unit, stainless steel electric oven, four ring electric hob with extractor hood over, space for washing machine, space for fridge freezer.

Bedroom One 11' 2" x 10' 6" (3.40m x 3.20m)

Windows to the front and side, electric storage heater, laminate flooring.

Bedroom Two 10' 3" x 6' 8" (3.12m x 2.03m)

Window to rear, electric storage heater, laminate flooring.



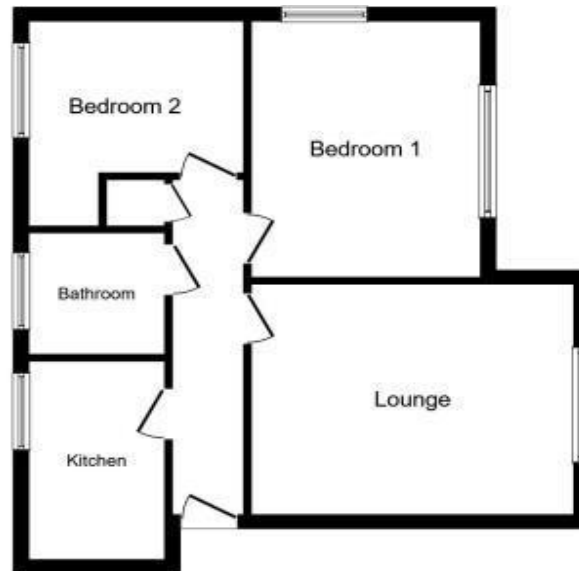
Bathroom 6' 2" x 6' 1" (1.88m x 1.85m)

Window to rear, suite to comprising of a panelled bath complete with electric shower over, pedestal wash hand basin and low level WC, part tiled walls.

External

There are well maintained communal garden areas, allocated parking space and additional visitors parking.



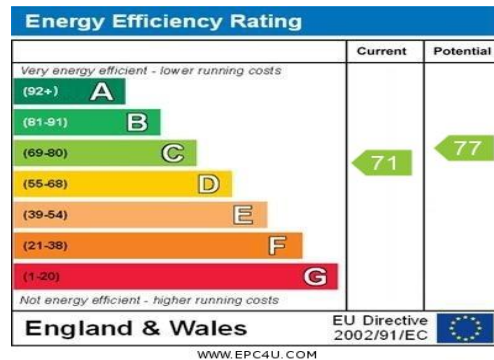


Floor Plan

Total floor area 55.0 sq. m. (592 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.

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