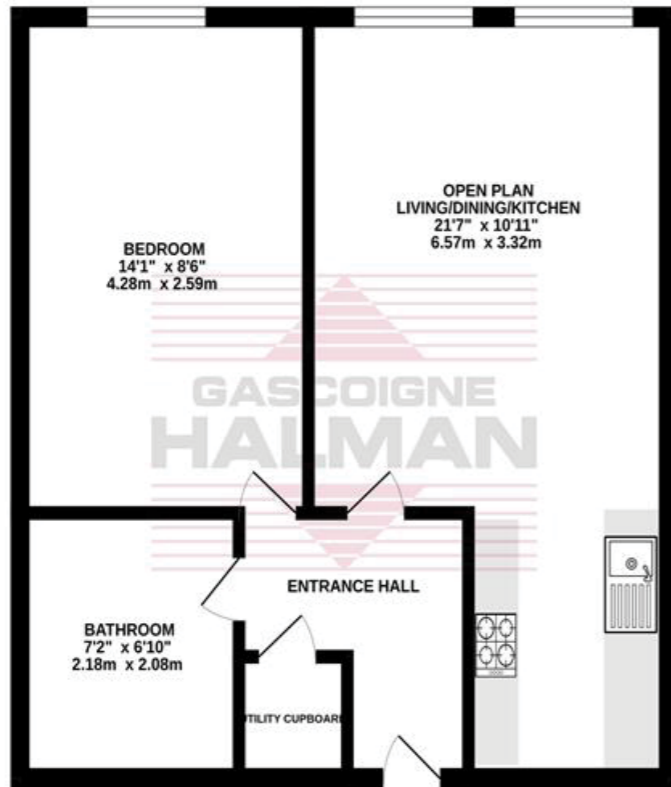


APT 8/ELECTRA HOUSE
 Stockport Road, Cheadle
£165,000

GROUND FLOOR
 436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Cheadle
 91, High Street, CHEADLE SK8 1AA
 0161 428 1118 cheadle@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This spacious one-bedroom apartment is stylishly appointed and conveniently situated near Cheadle village with its local amenities. It features modern open-plan living, a 'Porcelanosa' bathroom, a kitchen with integrated appliances, and residents car parking.

- Service Charge - £1,434.97 annually (Paid in full for the next year)
- 243 years remaining on Lease with annual Ground Rent of £200
- Central village location.
- Ideal first time buy or investment opportunity.
- No vendor chain.
- *NHBC 10 Year Building Warranty From 2017*

£165,000

APT 8/ELECTRA HOUSE

Stockport Road, Cheadle



Electra House, a modern development of stylish apartments completed in 2017, located in the heart of Cheadle Village. The complex features inviting communal areas, a secure entrance hall and lift access to all floors. Offered for sale with no vendor chain this first-floor apartment includes a sizeable hallway with a storage/utility cupboard. An impressive open-plan living/dining room connected to a modern kitchen with integrated Indesit appliances & tiled floor. There is a spacious double bedroom and a sleek 'Porcelanosa' bathroom with wood-effect tiled flooring. Outside, residents have access to a private communal courtyard and parking facilities. The property is also covered by an NHBC 10-year warranty.

LOCATION

Cheadle offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Cheadle Royal Shopping Centre is close by together with access to the A34 by-pass which leads to Handforth Dean and Stanley Green Retail Park. Motorway connections to the M60 are available at both ends of the village, Manchester International Airport is easily accessible, whilst railway stations are situated at nearby Gatley and Cheadle Hulme.

DIRECTIONS

SK82AA

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Tax Band: B

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN