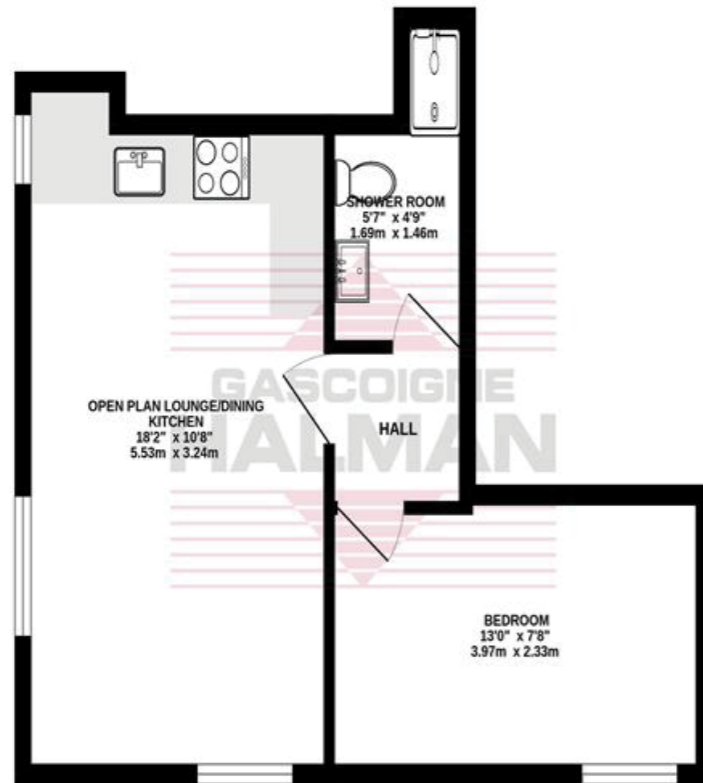


APT 50 CHEADLE HOUSE

30 Mary Street, Cheadle

£175,000

GROUND FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 355 sq.ft. (32.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 is given as to their operability or efficiency on the given date.
Made with Floorplan 12/24



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



*** Tenanted Investment Opportunity ***
Ideally **LOCATED IN THE HEART** of Cheadle Village, an outstanding one bedroom second floor apartment, boasting stylish accommodation including **OPEN PLAN LIVING/ DINING KITCHEN**. The apartment forms part of an exclusive development within the sympathetically restored **VICTORIAN** residence, 'Cheadle House'.

GASCOIGNE HALMAN

- Tenanted one bedroom apartment (£850pcm)
- Central village location
- Annual ground rent £249

- Annual service charge £2337.60
- Second floor apartment

£175,000

APT 50 CHEADLE HOUSE

30 Mary Street, Cheadle



DESCRIPTION

Offered for sale with no vendor chain is this ready made investment opportunity. The apartment is currently occupied by a tenant until December 2024. The apartment currently commands £850 pcm. The apartment is finished to a high standard throughout and offers open plan living accommodation, with a stylish fitted kitchen offering integrated appliances, under pelmet lighting, LED down lights and ceramic tiling to floors. The bedroom is well proportioned and the bathroom is fitted with a Porcelanosa suite with ceramic tiled flooring, LED down lights and Chrome heater towel radiator.

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

SK8 1AH

TENURE

Leasehold (991 years remain)

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: A

VIEWING

Strictly by appointment through the agents

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



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