



**GASCOIGNE
HALMAN**

Griffin Farm Drive, Heald Green
Asking Price £275,000

THE AREA'S LEADING ESTATE AGENCY



Set within the exclusive Griffin Farm development, constructed in 2007, this two bedroom property occupies a charming position surrounded by beautifully maintained communal gardens and grounds. The development features a blend of houses and apartments, offering an exceptional location with convenient access to local amenities, excellent transport links and the charming Heald Green Village.

Property details

- An Attractive And Stylishly Appointed Ground Floor Apartment
- Occupying An Exclusive Setting In The Popular 'Griffin Farm' Close to Heald Green & Amenities
- Stylish Open Plan Living/ Dining Kitchen
- Enjoying Two Well Proportioned Double Bedrooms
- Modern Bathroom & En-Suite Shower Rooms
- Residents car parking



About this property

This ground-floor apartment benefits from garden access and offers spacious, well-appointed modern accommodation throughout. Upon entering through the communal lobby, you are greeted by a welcoming entrance hall with wood-effect flooring and a practical storage cupboard. To the left lies the heart of the home: a generous open-plan living/dining area with a well-equipped fitted kitchen, featuring high vaulted ceilings and French patio doors that lead to a patio area.

The principal bedroom boasts a high vaulted ceiling, French doors opening onto the gardens, and access to a stylish and spacious en-suite shower room. The second bedroom is equally well-proportioned, offering French doors to an additional patio area. A separate, contemporary family bathroom completes the accommodation, continuing the modern design aesthetic.

Externally, the apartment enjoys meticulously maintained communal grounds and gardens and given the aspect the property faces can more than often feel like a private space to enjoy. Finally, a residents car park, provides a designated parking space for the residents in addition to communal parking.





DIRECTIONS

SK8 3AN

COUNCIL TAX BAND

C

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

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

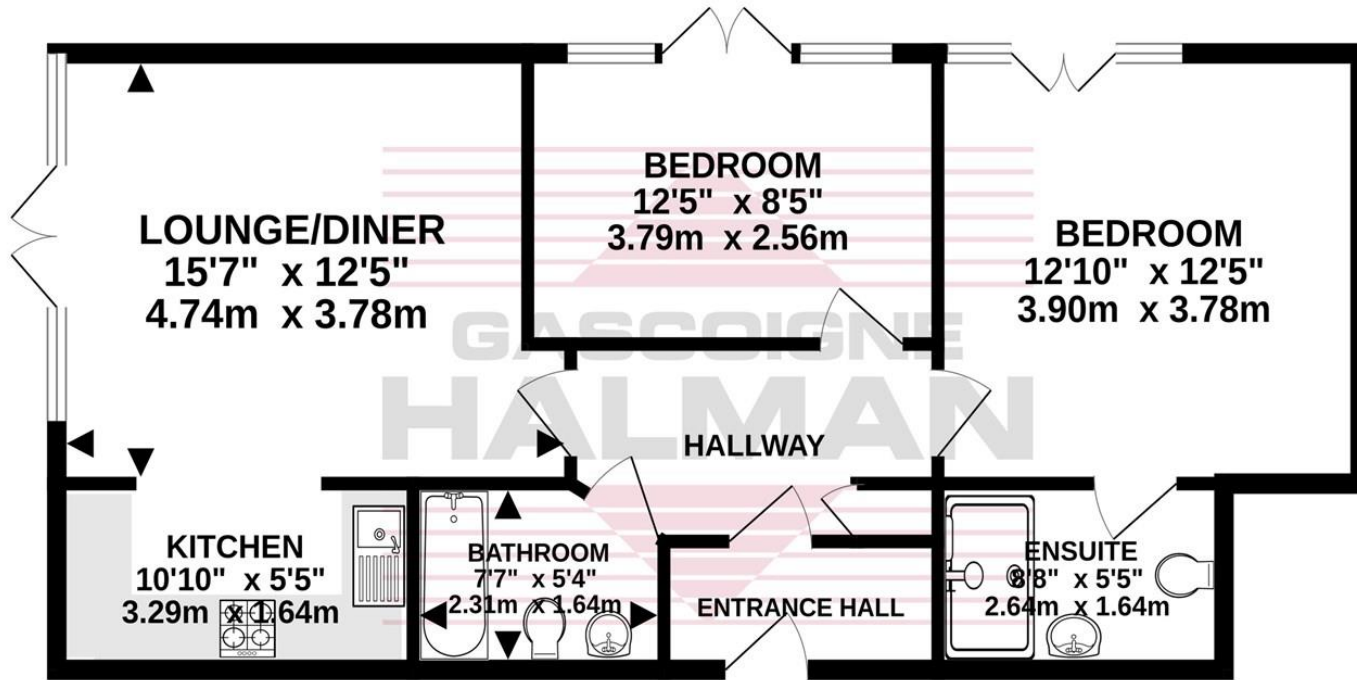
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

GROUND FLOOR 705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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 as to their operability or efficiency can be given.

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