



**GASCOIGNE
HALMAN**

Eden Place, Cheadle
Asking Price £270,000

THE AREA'S LEADING ESTATE AGENCY



Presenting an impeccably styled, contemporary, top floor apartment within the recently converted Eden Place, located in the vibrant heart of Cheadle village and offered with No Vendor Chain. This prime location offers easy access to a variety of local shops, pubs, popular restaurants, and convenient links to the motorway network.

Property details

- Prime Location: In the heart of Cheadle village, steps from shops, pubs, and restaurants.
- Exceptional Design: Spacious, open-plan layout with high-end finishes throughout.
- Modern Kitchen: Integrated appliances, well equipped and ample storage.
- Bright & Airy Bedrooms: Two double bedrooms with a fresh, inviting atmosphere.
- Secure Living: Gated entry with code access, dedicated parking, plus visitor spaces.
- Lease Term - 125 Years
Start Date - 1st Dec 2020
End Date - 30th Nov 2145
Time Remaining - 121 Years
Service Charge - £900 every 6 months



About this property

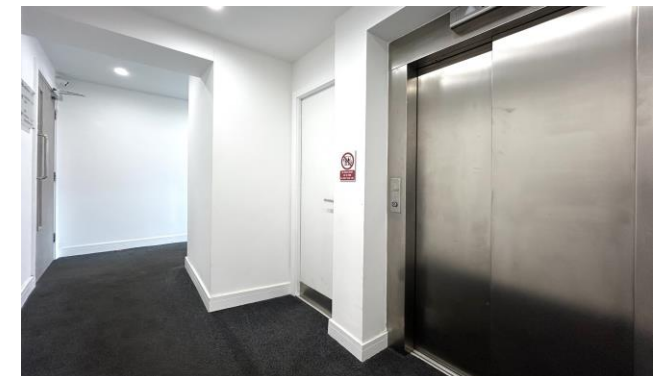
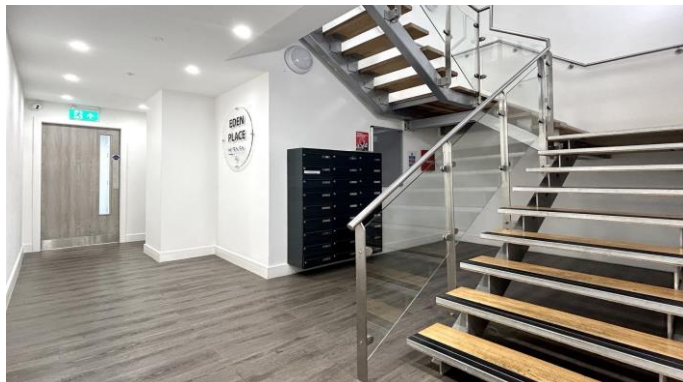
This beautifully decorated, two-bedroom top floor apartment exemplifies sophisticated living without compromising on space or quality, designed to meet the expectations of discerning buyers. The open-plan layout features a generous reception area seamlessly connected to a high-spec kitchen equipped with premium appliances, integrated fridge/freezer and abundant natural light via the skylights - an ideal setting for dining and entertaining.

Both bedrooms provide a bright and inviting atmosphere and feature an array of fitted wardrobes while the spacious, beautifully finished bathroom serves as a complementary retreat.

Eden Place offers unique benefits, including its open-plan design, a secure gated entry with code access, lift access and private, allocated parking with visitor spaces. This property is perfectly suited for first time buyers and young professionals who value proximity to public transport, local schools, a wealth of amenities, green spaces, and a welcoming community.

Viewings are available now-an early appointment is highly recommended.







DIRECTIONS

SK8 1DJ

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		
55-68	D		
39-54	E	53 E	53 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?

No

SOURCES OF FLOODING

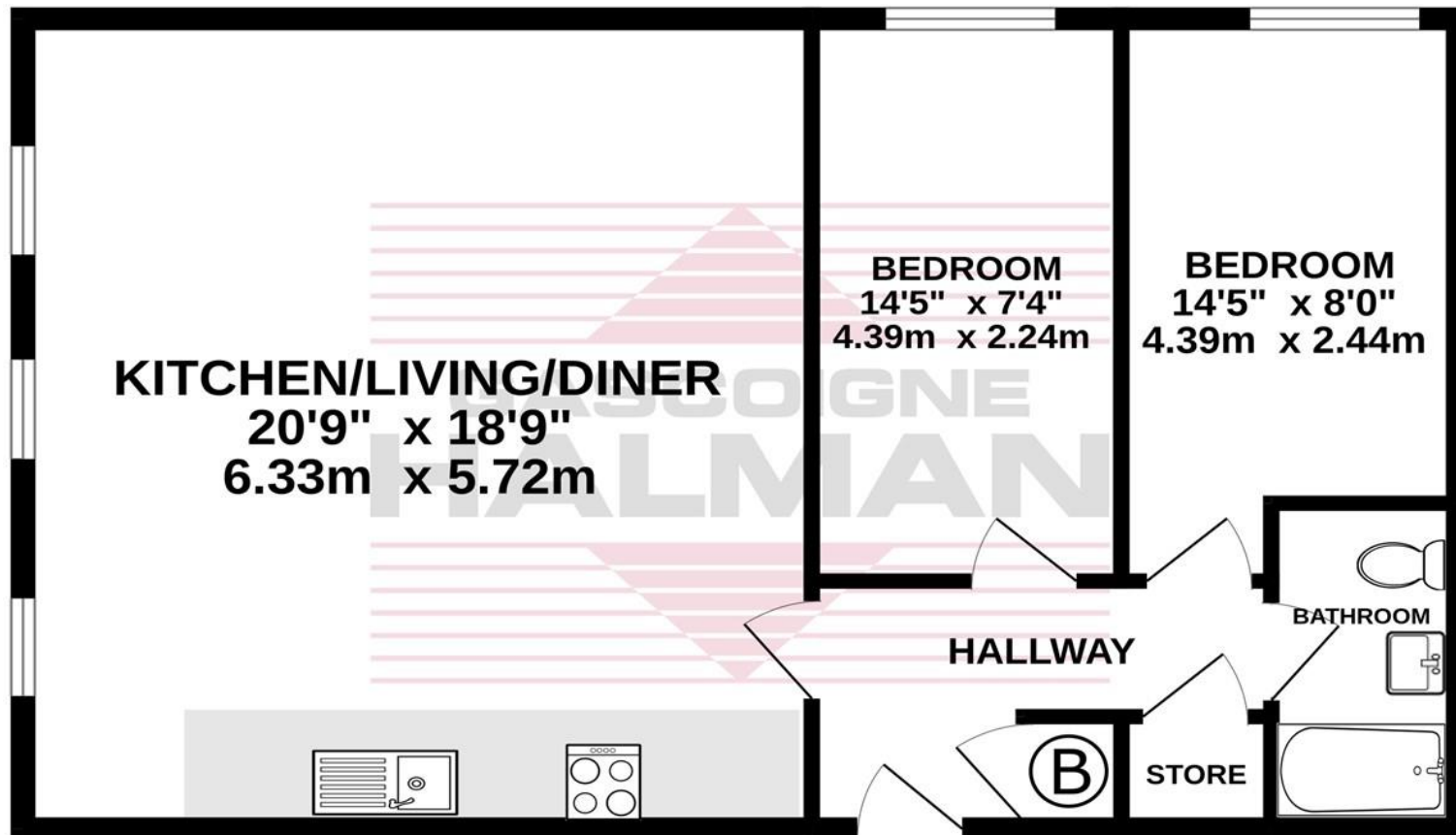
Ask Agent

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
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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