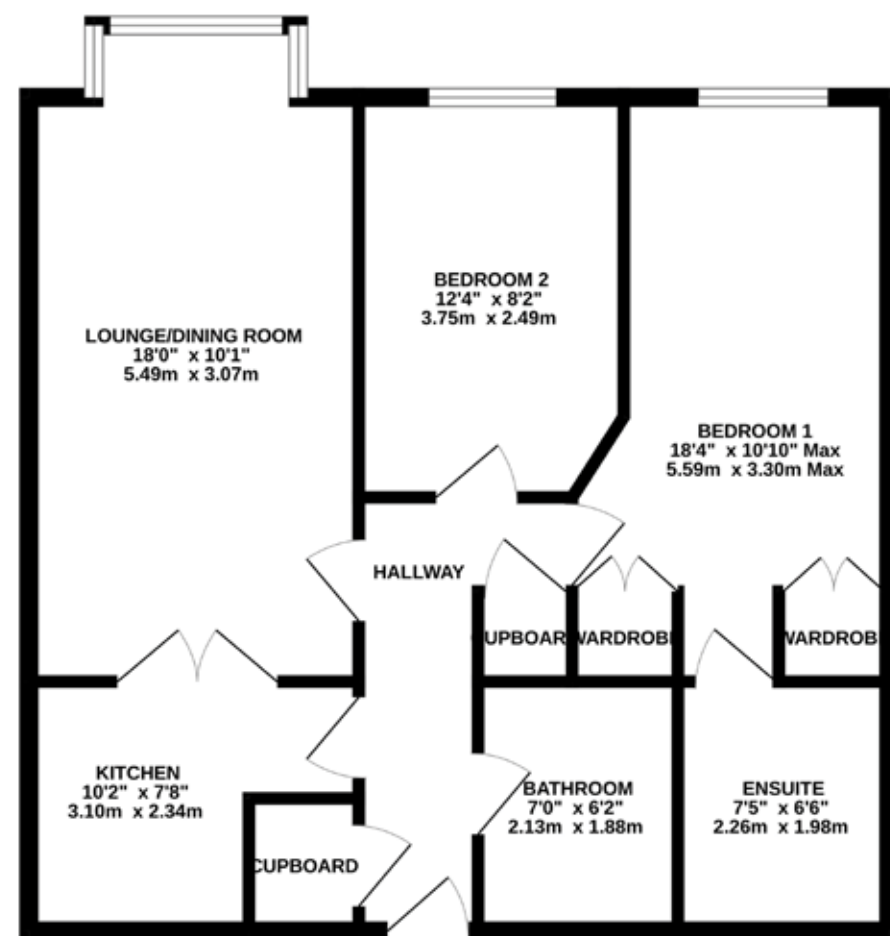


GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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

Marple Bridge

10, Town Street, MARPLE BRIDGE SK6 5DS

0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



17 RIVERSIDE COURT
Marple Bridge
OFFERS OVER
£220,000



A well proportioned two DOUBLE bedroom apartment situated on the banks of the River Goyt at the heart of Marple Bridge village.
NO ONWARD CHAIN

GASCOIGNE HALMAN

- TWO BEDROOM TOP FLOOR APARTMENT
- BATHROOM AND EN-SUITE SHOWER ROOM
- MODERN FITTED KITCHEN
- ALLOCATED SECURE PARKING
- WALKING DISTANCE TO THE CENTRE OF MARPLE BRIDGE
- WELL MAINTAINED COMMUNAL GARDENS
- LIFT ACCESS TO ALL FLOORS
- NO ONWARD CHAIN

**OFFERS OVER
£220,000**

17 RIVERSIDE COURT
Marple Bridge



DESCRIPTION

Riverside Court is a highly regarded purpose built apartment complex situated in a quiet yet convenient location close to the many facilities of Marple Bridge village and only a short walk from Marple station and Brabyns Park.

The property is accessed via the communal entrance hall and the second floor can be accessed via a lift or stairs, the lift is only a few meters from the apartment itself, making access particularly handy.

This spacious apartment offers attractively presented, well planned accommodation which briefly comprises; hall with large storage cupboard, bay fronted lounge

with views towards the village, fitted kitchen, two double bedrooms, one with en suite shower room, and a bathroom. Externally there are beautiful communal gardens which afford views over the River Goyt towards Brabyns Park. There is gated allocated parking for one car and a number of visitor spaces.

LOCATION

Marple Bridge caters for most day to day requirements whilst nearby Marple offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Rose Hill stations offer services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

sat nav - SK65EY

TENURE

Leasehold for a term of 999 years from 21st December 2000. Subject to a ground rent of £244.30 pa. To be confirmed by Solicitors.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Stockport MBC. Council Tax Band : D

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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