



Marlborough Court Gillbent Road
Cheadle Hulme SK8 6NH
Offers Over £210,000





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This Beautifully Presented Two Bedroom Apartment Is Ideal For First Time Buyers And Investors! Viewing Is A Must.

Main and Main are pleased to present to the sales market this spacious two-double-bedroom duplex apartment which is situated close by to all local amenities. Access to the apartment is by a private entrance and then split over two floors, on the first floor you will find a bright fully fitted dining kitchen and spacious lounge. To the next floor, you will find two double bedrooms and a stylish fitted bathroom. Our vendor is motivated to move as they have found a property they are keen to proceed with. VIEWINGS ARE INVITED WITH IMMEDIATE EFFECT. IDEAL FOR FIRST-TIME BUYERS AND LANDLORDS.

- TWO DOUBLE BEDROOMS
- DUPLEX APARTMENT
- DINING KITCHEN
- PARKING
- PRIVATE ENTRANCE
- CLOSE TO EXCELLENT TRANSPORT LINKS

Tenure: Leasehold
Council Tax: SMBC B

Entrance Hall
Stairs to First Floor

Lounge
17'11" x 13'2"

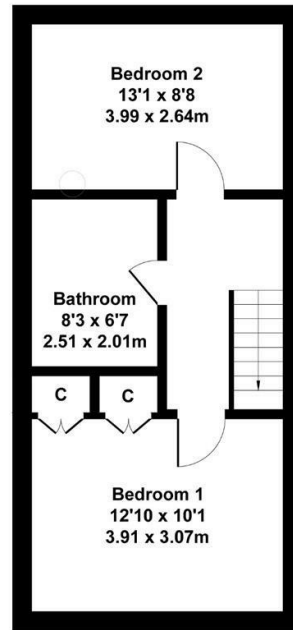
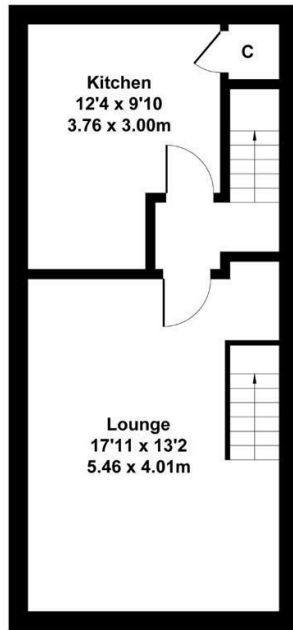
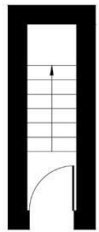
Kitchen
12'4" x 9'10"
Stairs to Second Floor

Bedroom One
12'10" x 10'1"
Fitted Wardrobes

Bedroom Two
13'1" x 8'8"

Bathroom/WC
8'3" x 6'7"





GROUND FLOOR

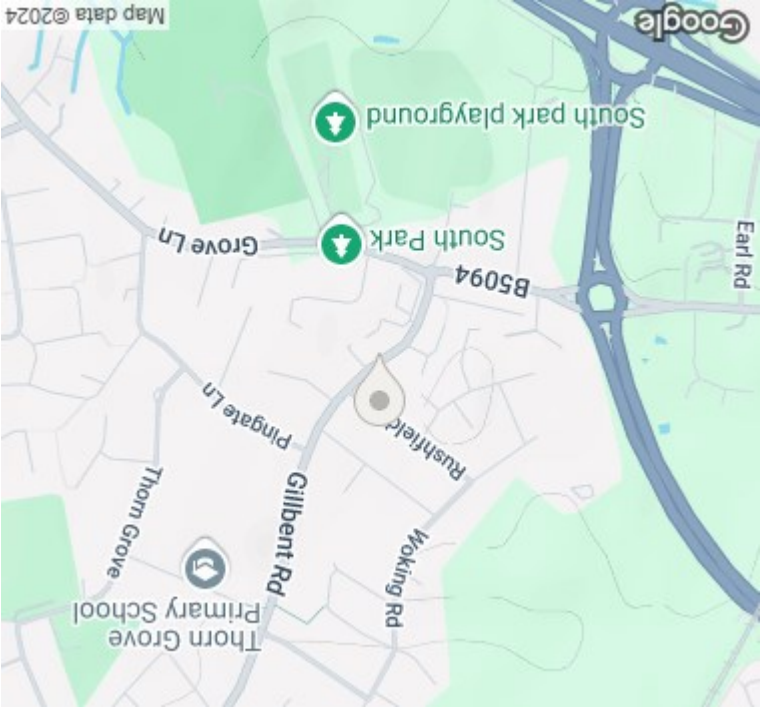
FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Current	79
Potential	80

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Current	
Potential	

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Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666
Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



Company Registration No. 5615498