



Apartment 135 Warren Road
Cheadle SK8 5BW
£169,950





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FABULOUS FIRST-TIME BUYER OPPORTUNITY - BEAUTIFULLY PRESENTED 1-BED APARTMENT - ROOF TOP GARDEN SPACE - BASEMENT RECREATION ROOM

Main and Main are pleased to present this lovely ****ONE BEDROOM FOURTH FLOOR APARTMENT**** to the sales market. The property forms part of the ****FABRICK DEVELOPMENT****, which provides excellent well-planned accommodation in the centre of Cheadle Hulme. A perfect starter home for a first-time buyer/investor who is looking to get on the property ladder. The property provides all the amenities for modern-day affordable living. Achieving a EPC B Rating our vendor has informed us that the bills are more than affordable. Briefly comprises, a sunny open plan lounge/dining room, fitted kitchen, modern bathroom and a bright double bedroom. The property is serviced by a concierge and a lift to all floors. There is a fabulous spacious roof terrace with plenty of seating areas providing excellent views over Cheadle Hulme and beyond. In addition, there is a sociable recreational space in the basement with seating areas, a separate kitchen area, a pool table and table tennis providing the perfect space for mixing and making friends with the neighbours. COUNCIL TAX BAND B - SERVICE CHARGE £1566.17 PER ANNUM & £200 PER ANNUM GROUND RENT - LEASE REMAINING 935 YEARS - RECENTLY PURCHASED ALLOCATED PARKING SPACE

- 4TH FLOOR ONE BED APARTMENT
- CENTRAL CHEADLE HULME POSITION
- FABULOUS BARS AND RESTAURANTS ON THE DOORSTEP
- ROOF TOP SUN TERRACE
- SUPER BASEMENT RECREATION AREA
- IMMACULATELY PRESENTED
- MODERN BATHROOM AND KITCHEN
- SPACIOUS OPEN PLAN LIVING AREA
- RECENTLY PURCHASED PARKING SPACE
- IDEAL FIST TIME BUYER / INVESTOR PROPERTY

OPEN PLAN LOUNGE DINING ROOM

KITCHEN

BATHROOM

BEDROOM

EXTERNAL

Roof Terrace and Recreation Room int he basement - Allocated Parking Space



Tenure: Leasehold

Council Tax: Stockport B



Warren Road



Not to Scale. Produced by The Plan Portal 2024
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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.

mainandmain.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	81	81	England & Wales		EU Directive 2002/91/EC

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

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