



Flat 14 Crown House Lauriston
Sharston M22 4TZ
Offers Over £150,000



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Flat 14 Crown House Lauriston Close Sharston M22 4TZ

Offers Over £150,000

Located close to amenities and with excellent transport links, this modern two bedroom first floor apartment forms part of a popular residential development in Sharston.

The High Beeches development features attractive communal gardens with seating areas, lawns and a collection of established trees. There is an allocated parking space in the secure electronically gated car park, with visitor spaces also available. The premises are entered via a communal hallway with a choice of lift or stairs to reach the upper floors.

A private entrance to the apartment opens to the entrance hallway with entry phone. A deep storage/utility room contains a recently-renewed high-capacity hot water cylinder/heater. A spacious living room features large floor-to-ceiling double glazed windows which provide plentiful natural light. This room opens to the dining kitchen which features fitted modern units.

The master bedroom boasts fitted wardrobes with mirrored fronts and an en-suite shower room. There is a second double bedroom and a well-proportioned bathroom which is fitted with a modern white suite.

An early internal inspection is essential in order to fully appreciate this well-presented property.



- Two Bedrooms
- En-Suite to Master
- Well-Presented Throughout
- Allocated Gated Parking
- Communal Gardens
- Popular Modern Development
- Convenient Location
- Viewing Essential

Communal Entrance Hallway
Lift or Stairs to Upper Floors
Private Entrance to Apartment

Entrance Hallway
Utility Cupboard/Store

Dining Kitchen
10'4" x 7'5" opens to:

Living Room
14'8" red to 12' x 13'1" red to 10'6"

Bedroom One
12' to robes x 11'1" red to 9'4"
En-suite Shower Room

Bedroom Two
12'5" red to 10'4" x 9'8" red to 7'4"

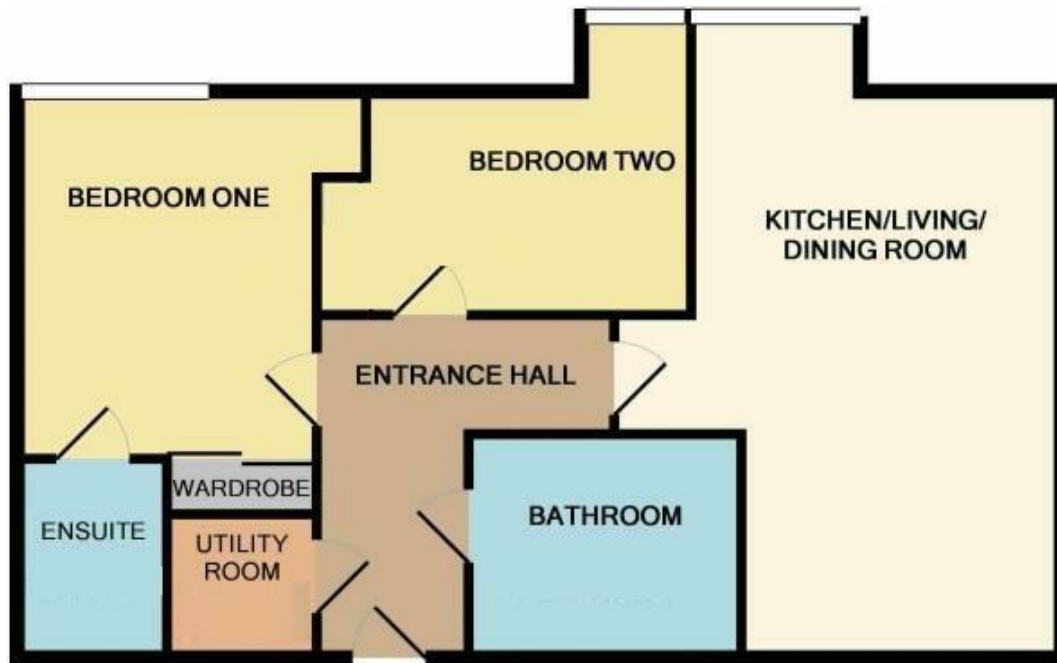
Bathroom

Externally
Communal Gardens
Allocated Parking Space via Electric Gates

Lease & Ground Rent Details
Lease: 135 years remain of a 155 year lease which commenced 01/01/2005.
Ground Rent £170 PA

Service Charge
£1,763.34 PA (Figures for 2024 - Equates to £146.95pcm)

Tenure: Leasehold
Council Tax: Manchester B



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	

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

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

working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

