



29 Crown House
Sharston M22 4TZ
£169,500





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Located to the third floor of this popular modern development, this apartment is one of the larger types: It offers spacious accommodation and is available with no onward chain involved.

A communal entrance leads to a choice of the stairs or lift. The private entrance to the apartment opens to a hallway with deep inbuilt storage room with space for a washing machine. The main living/dining room is well-proportioned, opening to the fitted kitchen area, which has integrated appliances.

There are two double bedrooms, the principal bedroom featuring an en-suite shower room and built-in wardrobes. There is also a bathroom with white suite and shower above the bath.

The property stands in maintained communal grounds with attractive gardens. There is secure gated allocated parking for residents and visitors.

Crown House is well-placed for access to amenities and transport networks. An internal inspection is strongly recommended.

- Top Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room/WC
- Modern Main Bathroom
- Spacious Living Space
- Allocated Parking Space
- Communal Gardens
- Gated Grounds
- Popular Development
- No Chain

Communal Entrance Hallway
With stairs or lift.

Private Entrance to Apartment
Entrance Hallway

Living Room/Dining Kitchen
22'4" max x 12'2" max

Bedroom One
14'0" red to 9'10" x 11'9" to robes

En-Suite Shower/WC
6'5" x 4'10"

Bedroom Two
10'7" red to 8'0" x 9'10" max

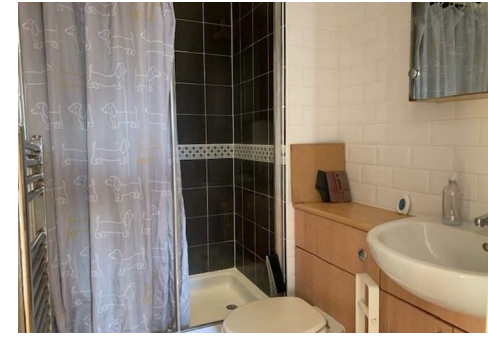
Bathroom
8'6" x 8'1"

Externally
Maintained communal gardens.
Gated parking for residents and visitors (pass required).
Allocated parking space.

Lease and Ground Rent Details
Lease: 135 years remain of a 155 year lease which commenced 01/01/2005.
Ground Rent £190 PA

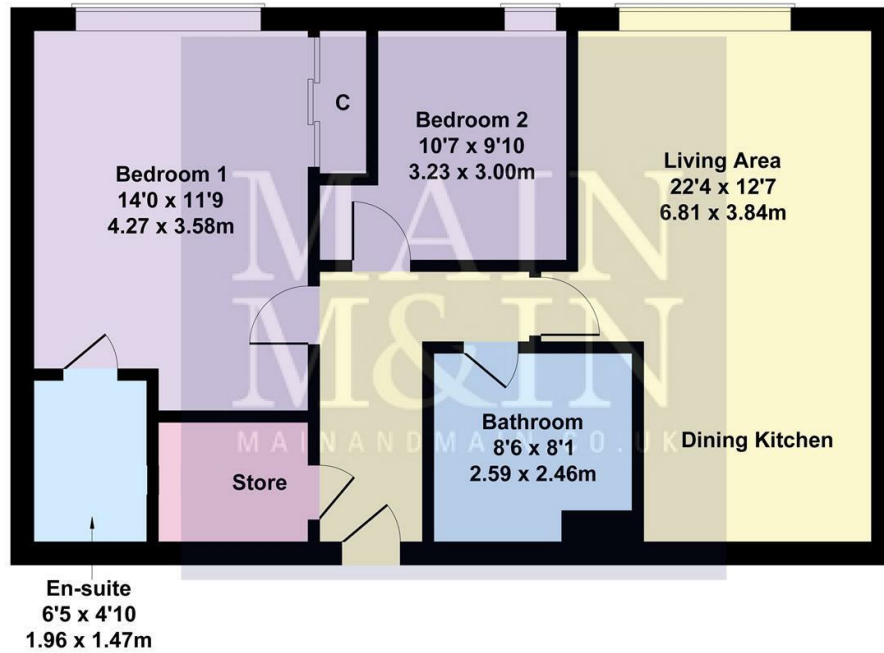
Service Charge
£1,769.46 PA (Figures for 2024 - Equates to £147.46pcm)
Payable to RMG

Tenure: Leasehold
Council Tax: Manchester B



Crown House, Lauriston Close M22 4TZ

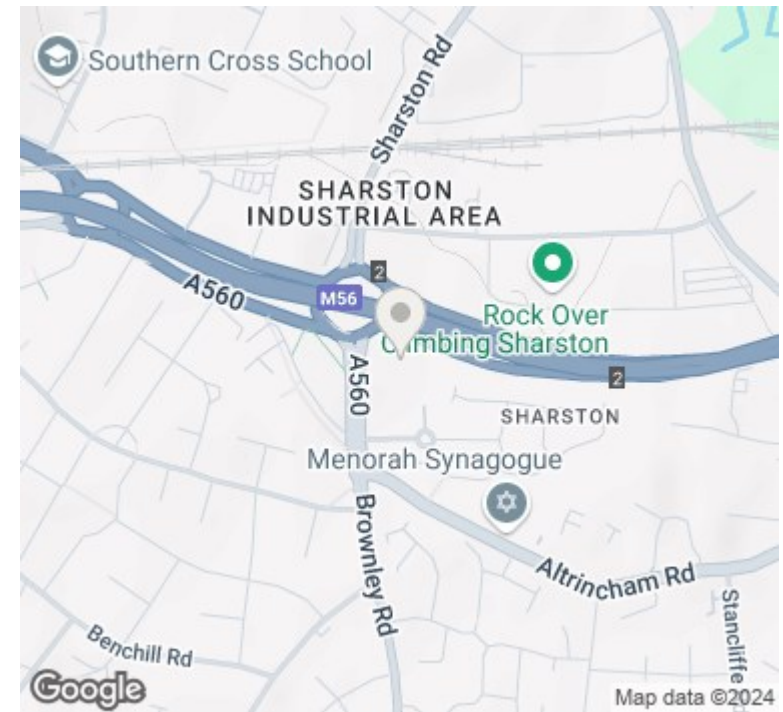
Approximate Gross Internal Area
787 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2024
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.

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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		England & Wales		EU Directive 2002/91/EC	

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