



9 Mellor Road
Cheadle Hulme SK8 5AT
£160,000

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9 Mellor Road

Cheadle Hulme SK8 5AT

£160,000

Positioned to the first floor of a modern luxury development, this beautifully-presented apartment will appeal to those looking to capitalise upon the excellent transport links and plentiful amenities of central Cheadle Hulme.

The Pointe is located on Mellor Road, close to the rail station with direct trains into Manchester. There are numerous well-regarded restaurants and pubs within easy reach, with plentiful shops and supermarkets nearby too.

An entrance hallway with secure intercom entry leads into a lobby with a choice of stairs or the lift to the first floor.

The private entrance to the apartment opens to an impressive open-plan dining kitchen/living room, with doors to a Juliet balcony. The kitchen features modern wall and base units with integrated fridge, freezer, dishwasher, washing machine, oven and hob.

A double bedroom leads on to an en-suite shower room/WC, with a large walk-in enclosure and drench-type showerhead.

There is gated access to the rear of the development, with bicycle store access. Whilst this property does not have a parking space, there are various options available locally.

An early internal inspection is essential in order to appreciate this attractive property.

Tenure: Leasehold
Council Tax: Stockport B

- No Onward Chain
- Stylish Modern Apartment
- Open-plan Living Space
- Kitchen with Integrated Appliances
- Juliet Balcony to Rear
- Double Bedroom
- En-Suite Shower Room/WC
- Popular Location
- Close to Amenities & Transport Links

Communal Entrance Hallway & Lobby

With choice of stairs or lift to upper floors.

Private Entrance to Apartment

Open-plan Dining Kitchen/Lounge

14'1 x 14'3

With doors to Juliet balcony.

Access to storage room.

Bedroom

9'11 x 8'4

En-suite Shower Room/WC

3'10 x 7'0

Externally

Gated access to rear parking/bike store.

Please note: This property does not have a parking space in the car park.

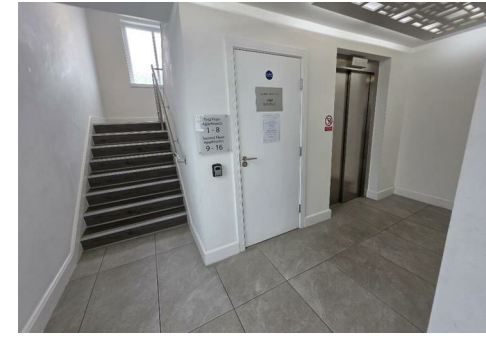
Leasehold Information

117 years of a 125 year lease remain, which commenced on 01/01/2018 and ends on 01/01/2143.

Service Charge: £694.55 for 6 months Jan to end of June 2025 = £115.76pcm/£1,389.10pa

Ground Rent: £134 (All figures provided by owner).





The Pointe, Mellor Road

Approximate Gross Internal Area
325 sq ft - 30 sq m

Juliet
Balcony

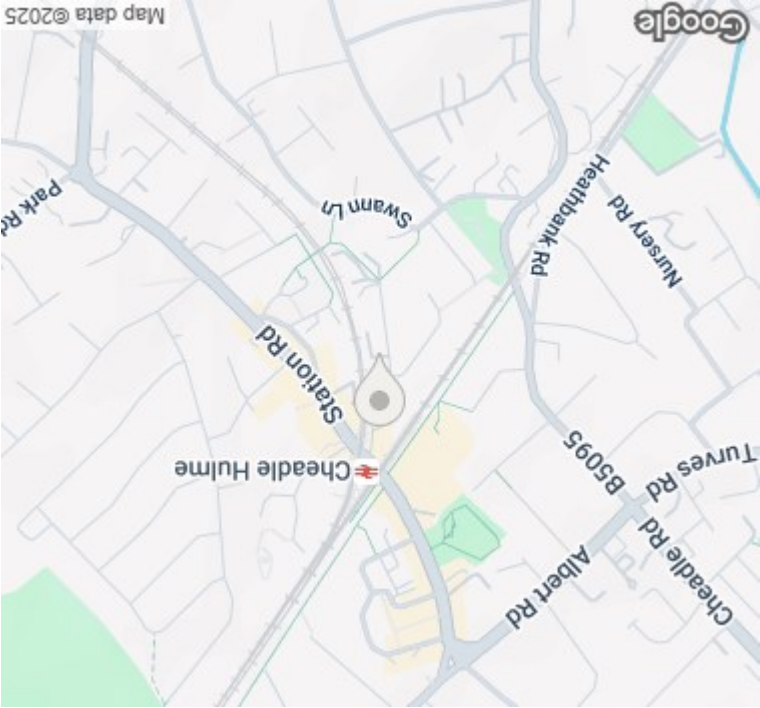


En-Suite
7'0 x 3'10
2.13 x 1.17m

Not to Scale. Produced by The Plan Portal 2025
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	
(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	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - 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	
EU Directive 2002/91/EC	
England & Wales	

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