



**Water Street, Stockport, Greater Manchester SK1 2BX**  
**Price £152,500**



\*\*\*A RECENTLY CONVERTED 19TH CENTURY MILL\*\*\*

\*\*\*A MIXTURE OF ONE AND TWO BEDROOM APARTMENTS AVAILABLE, MORE APARTMENTS TO VIEW ON SITE\*\*\*

The Mill is a mixture of modern, contemporary fittings and original features within a carefully designed living space. The exposed brickwork, ceilings and pillars add to the old mill effect within the apartments.

This is a unique opportunity for first time buyers, couples, professional and investors who want to be part of this new and exciting development.

A SUPERB, ONE BEDROOM APARTMENT situated on a modern development in a sought-after area within Stockport with great access to Manchester City Centre and surrounding areas. Situated just off Water Street it is a short distance to Stockport Town Centre as well as having great access to local amenities, bus routes, the tram, and the motorway networks (M60, M66, M61, M6).

The property comprises; a hallway with storage cupboard which houses the water tank, meters, consumer unit and washing machine, an open plan kitchen/lounge/diner with an integrated oven, ceramic hob, and extractor, one double bedroom and a three-piece bathroom suite with a shower over the bath and an electric towel rail.

The property benefits from being brand new with electric heating, large aluminium double-glazing windows which brings in a lot of natural light and intercom access into the blocks. Externally there is parking on site where specified and the development is only a short distance to Reddish Vale Country Park.

For property investors there is a potential rental income of £10,200 to £15,000 per annum depending on the size and finish.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.

**Disclaimer**  
Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure: Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings



