



Spathfield Court, Holmfield Close | Stockport | SK4 2RR

EDWARD  
mellor

TO BE SOLD BY ONLINE AUCTION ON 14TH MAY 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

50 Spathfield Court, Heaton Norris, SK4 4RR.

Tenanted ground floor studio flat with lounge/bedroom, kitchen, bathroom. Communal gardens. Residents parking. Electric heating, double glazing. Let on a periodic AST at £550 per month from 30/10/24. Please respect the tenant's privacy. Ideally situated for excellent transport links making it attractive to tenants and is directly off A6 and close to the M60. Heaton Chapel Station is a 15-minute walk away as is Heaton Moor Road with its pubs, bars, restaurants and boutiques and The Merseyway Shopping Centre is just down the road.

\*\* VIRTUAL VIEWING COMING SOON \*\*

### Additional Information

Here are a couple of similar properties which have sold close by:

40, Spathfield Court, SK4 2RR sold on 11/07/2024 for £110,000 Studio Flat 0.01 mi

7, Spathfield Court, SK4 2RP sold on 05/07/2024 for £118,250 Flat 1 bed 0.05 mi

Stockport 8 is one of the largest town centre regeneration projects currently underway in the UK. The 8-acre site will create a new neighbourhood comprising over 1,000 new homes, retail, leisure and office space. It is adjacent to the town's historic viaduct and to Stockport Interchange – a major new redevelopment in partnership with Transport for Greater Manchester which will see the creation of a new urban park, alongside enhanced connectivity. It is also just a stone's throw from Weir Mill, a heritage landmark building which is to be restored to create new commercial space and establish an innovative leisure and culture destination. Rental values in the area are in the region of £700 to £750 per month. EPC: D.

### Auction consultant dealing with this property

Kate Freer

### In order to bid at our online auction

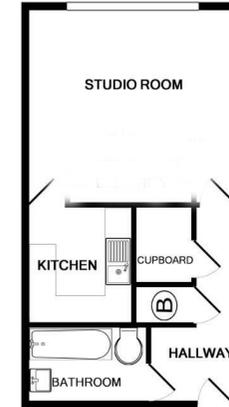
You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

### Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website [www.edwardmellor.co.uk/news/online-auction-buying-guide](http://www.edwardmellor.co.uk/news/online-auction-buying-guide). You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)

## IMPORTANT INFORMATION

- Annual Service Charge: £1068
- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease :  
960



*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*



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