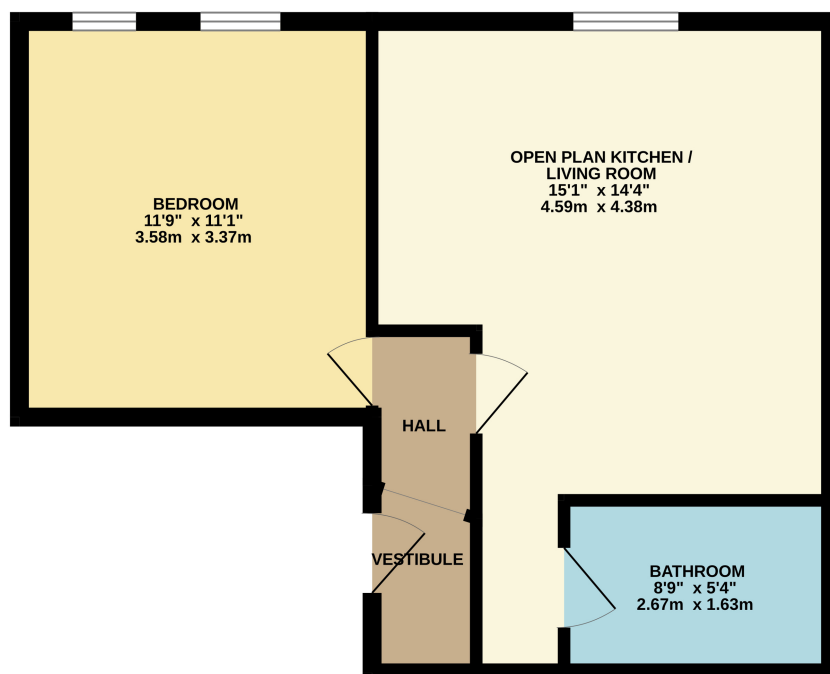




FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

FIRST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 428 sq.ft. (39.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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www.edwardmellor.co.uk

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazelgrove@edwardmellor.co.uk



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Features

- Ideal First Home Or Buy To Let
- Open Plan First Floor Apartment
- Attractively Fitted Kitchen & Bathroom
- Central Hazel Grove Location
- Potential Yield Circa 8.7%

Attention all First Time Buyer or Buy To Let Investors. This well presented first floor apartment is situated in the heart of Hazel Grove and is within walking distance of local shopping facilities, public transport links and Stepping Hill

Hospital. The property can be sold with vacant possession making it an ideal starter home but is currently tenanted producing a fantastic potential yield of over 8% for an investor looking to add to their portfolio. The apartment offers

an open plan theme whilst also featuring an attractively fitted kitchen, 3 piece family bathroom suite and benefitting from UPVC double glazing and electric heating. Outstanding value for money.



"Ashleigh Apartments" was constructed circa 2008 and is set back from London Road and stands within communal gardens. The development benefits from a security entry phone system and briefly comprises: To the ground floor is a tiled communal entrance hall providing access to the communal garden and with stairs leading to the first floor. There is an initial private entrance vestibule which in turn leads to a great size open plan kitchen and living area providing ample room for seating whilst there is also a double size bedroom and a 3 piece family bathroom suite. Viewing recommended. .

