



Flat 1 Ash Court, 27 Hooley Range, Heaton Moor,
Stockport SK4 4HU

JohnMellor



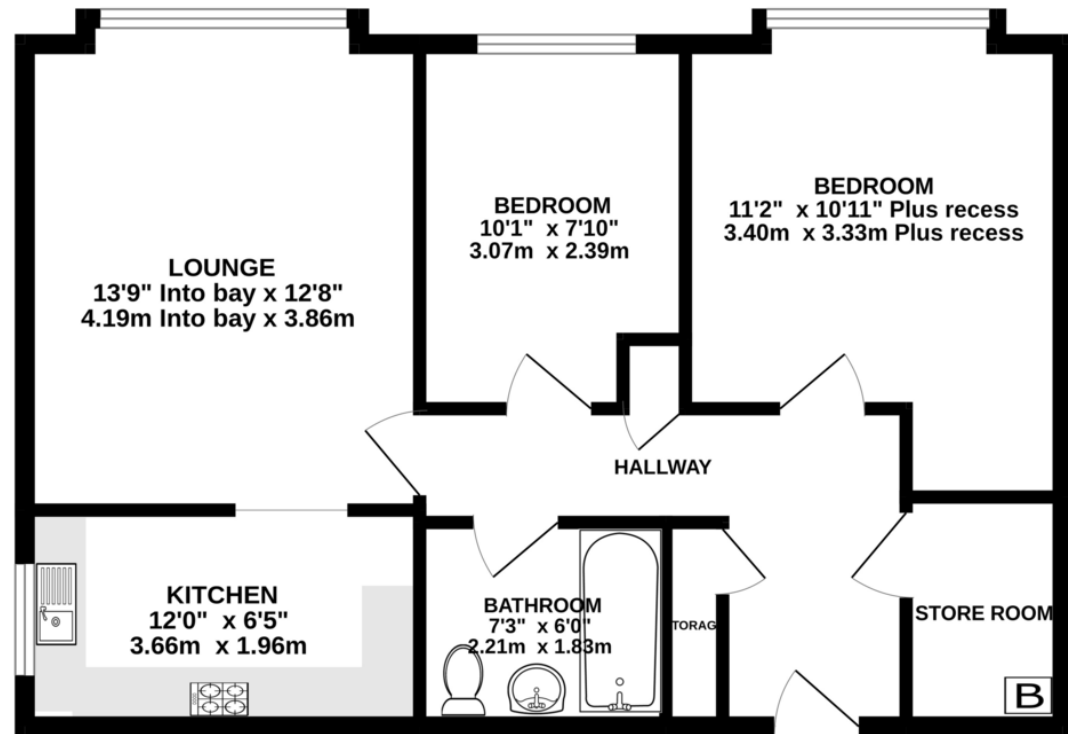
This well presented ground floor two bedroom apartment is offered for sale with No Vendor Chain and is positioned in a superb location being at the head of a cul de sac just a short walk to many of the amenities the village has to offer, including cafes, bars, restaurants and the boutique cinema. For the commuter there are excellent transport links with buses nearby, plus Heaton Chapel train station is just 0.7 mile away with fast links to Stockport and Manchester city centre. The property is warmed via gas central heating with the addition of double glazing.



In brief this spacious apartment comprises, communal entrance hall, internal hall with door off to a generous walk-in storage room plus door to a further storage/cloaks area and another storage cupboard. The generous lounge has a bay window to the front with an opening to the stylish fitted kitchen, there is a modern bathroom with white suite and two bedrooms completes the accommodation. With off road parking, the property has the remainder of a 125 year lease from 1991, Ground rent £10 per annum, Service charge £1280.74 per annum and is in Council Tax Band B = £1,666.30 per annum.



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



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TOTAL FLOOR AREA : 626 sq.ft. (58.1 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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