



Flat 8 Regent Court, 277 Wellington Road North  
Heaton Chapel, Stockport, SK4 5BP

JohnMellor



We are delighted to be able to offer for sale this larger style two bedroom flat which is situated in an attractive modern development well set back from the road. The flat is situated on the first floor at the front and admittance is via a security intercom system. Spacious rooms include a hall with a good size store room off, an excellent lounge with inward opening double glazed double doors and Juliette balcony, a kitchen diner, two bedrooms and a bathroom with a white suite. The flat is double glazed and warmed by underfloor electric heating. Regent Court stands in well maintained communal gardens and parking is provided.

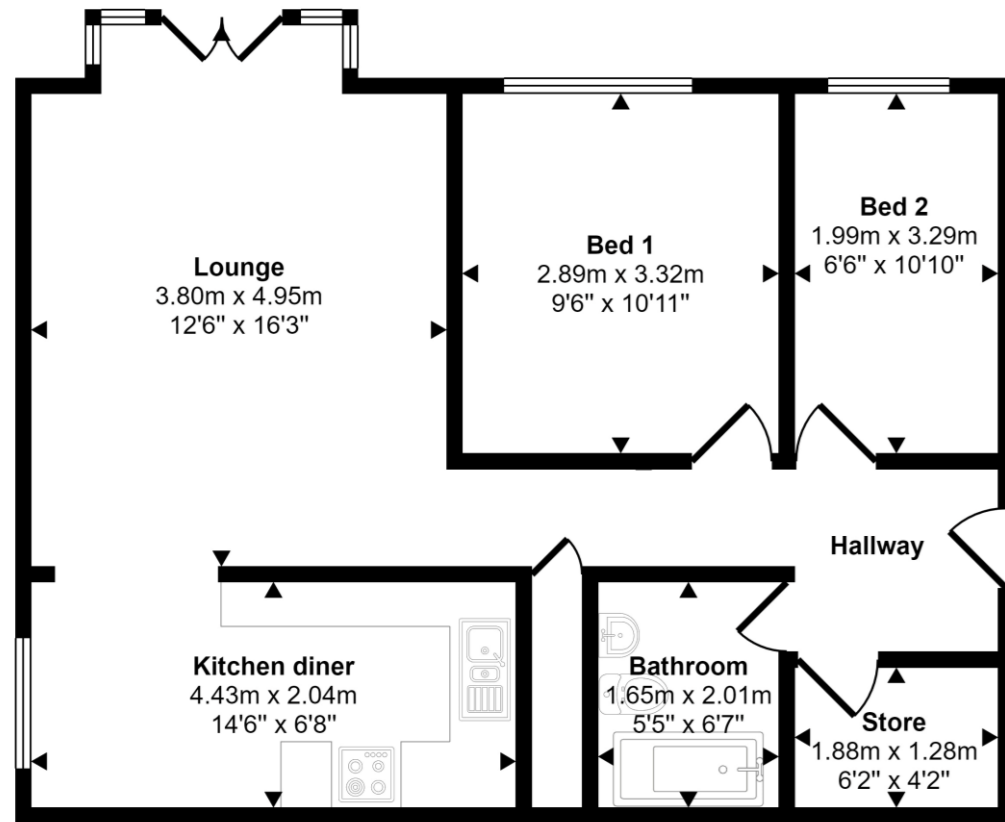


The flat is very convenient for local amenities catering for most of the everyday wants and needs together with the bars, restaurants and cafes on Heaton Moor Road. For the commuter Heaton Chapel train station is a 0.3 mile walk away and operates into both Stockport and Manchester centres. The property is leasehold for the remainder of 999 years from 1978 with a fixed ground rent of £40.00 per annum. The service charge is £130.00 per calendar month and council tax is band B. No chain involved!



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Approx Gross Internal Area  
60 sq m / 641 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.