



Flat 12 Fernlea, 12-14 Heaton Moor Road, Heaton Moor,  
Stockport, SK4 4NS

JohnMellor



A most attractive two bedroom second floor flat situated in a modern development which is only a short stroll away from local shops, bars, restaurants and other amenities which cater for most of the everyday wants and needs. Heaton Chapel Train Station is also across the road and operates into both Stockport and Manchester centres. The bright and airy accommodation is tastefully decorated throughout and rooms include a hall with fantastic mirrored storage cupboards, an excellent size lounge with space for a dining table, a modern kitchen, two bedrooms and a most attractive bathroom with a corner bath and separate shower cubicle.

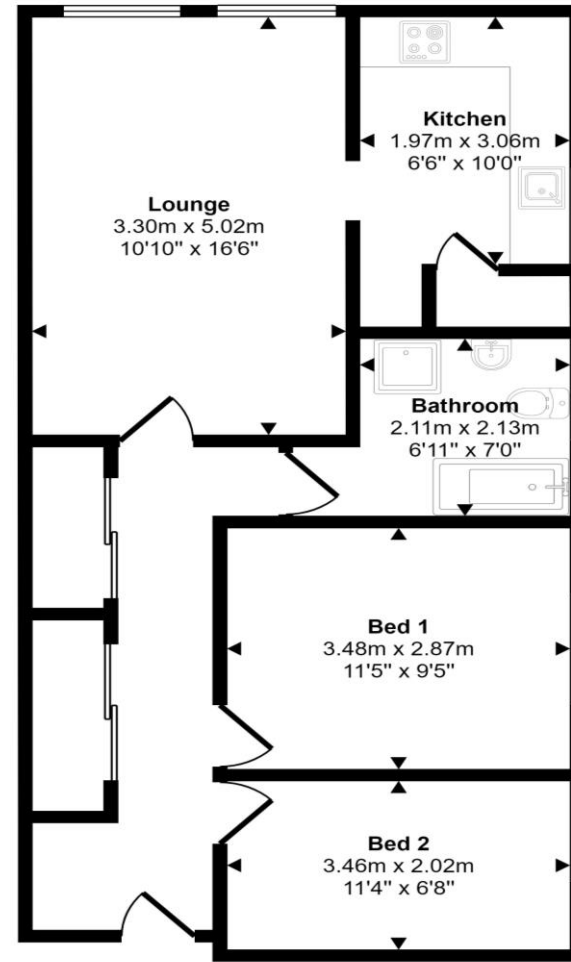


The property is warmed by individual wall mounted electric heaters and the windows are also upvc double glazed. Admittance to the development is via a security intercom system and Fernlea occupies a larger than average sized plot with well tended communal gardens and ample parking spaces. The property is leasehold for the remainder of a 125 year term from 1985 with a ground rent of £10.00 per annum. Service charge is £98.96 per calendar month. Council tax band B. Must be viewed!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
61 sq m / 652 sq ft



Second 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.