



Flat 12 Bankside Court, Cannock Drive, Heaton Mersey,
Stockport, SK4 3JD

JohnMellor



No chain involved! An attractive and well appointed two bedroom modern retirement apartment for the over 55's and situated in the popular Bankside Court development, which is set in a sought after leafy residential area. This highly desirable apartment is situated in a favourable position with far reaching views from the lounge and is on the ground floor which is level 3, the residents lounge and laundry facilities being on a lower level and easily accessed via stairs or the lift. Warmed by electric heating with the addition of double glazing. Access to the development is controlled by a video entry phone and for residents there is also a fob entry system.



The property briefly comprises, spacious communal entrance hall, private hall, good size lounge with a bay window with deep sill and far reaching views, a modern kitchen and there is a wet room style bathroom plus two bedrooms, the main bedroom having a fitted wardrobe. Externally there are landscaped communal gardens plus communal parking areas. Bankside Court is a 0.7 mile and 0.4 mile walk to shops in Heaton Moor and Heaton Mersey. Buses run along Didsbury Road and operate in to both Stockport and Manchester centres. The flat is leasehold for the remainder of a 125 year term from 1 June 1988 and the current level of service charge is £263.22 per calendar month. A viewing is strongly recommended.

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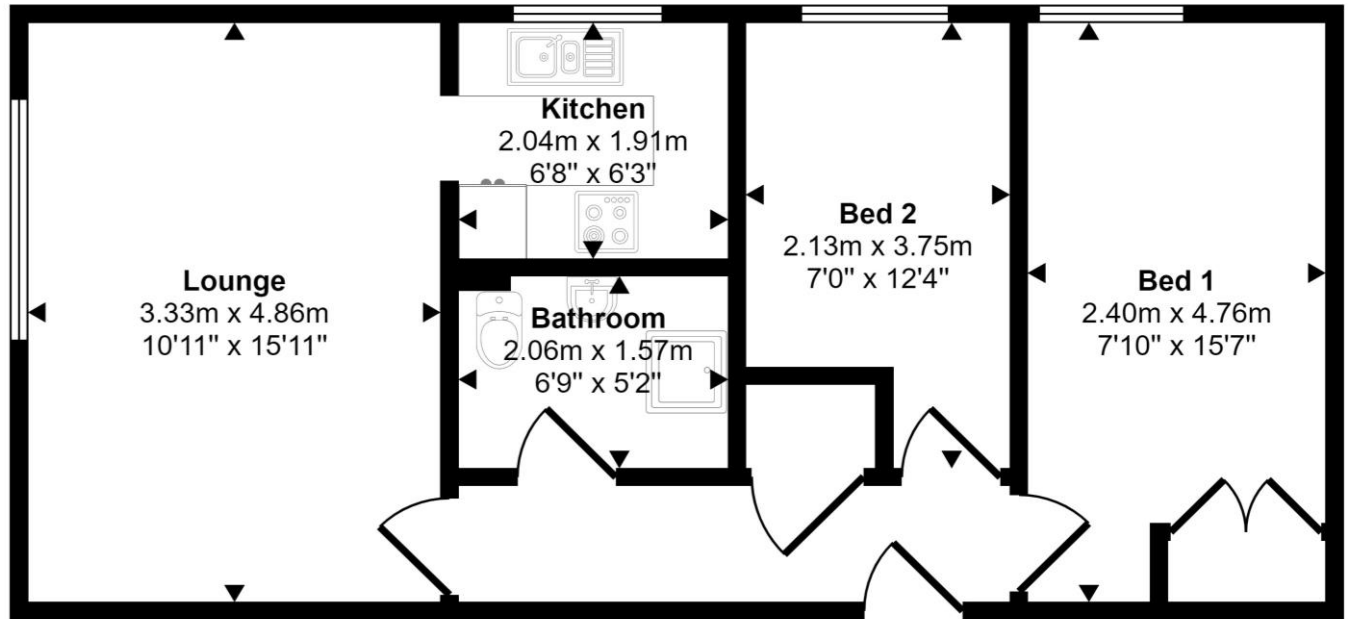
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Approx Gross Internal Area
50 sq m / 539 sq ft



Ground Floor/Level 3

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C	79	80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273