



200F Green Lane, Heaton Norris, Stockport, SK4 2NF

JohnMellor



No chain involved! A modern two bedroom flat which is superbly situated just a short walk from all that Heaton Moor has to offer including shops, bars, restaurants, cafes, sports facilities, the boutique Savoy cinema and schools for children of all ages. In addition for the commuter Heaton Chapel train station is just a 0.7 mile walk away and operates into both Stockport and Manchester centres. The bright and airy accommodation is located on the second floor and admittance is via an intercom system.

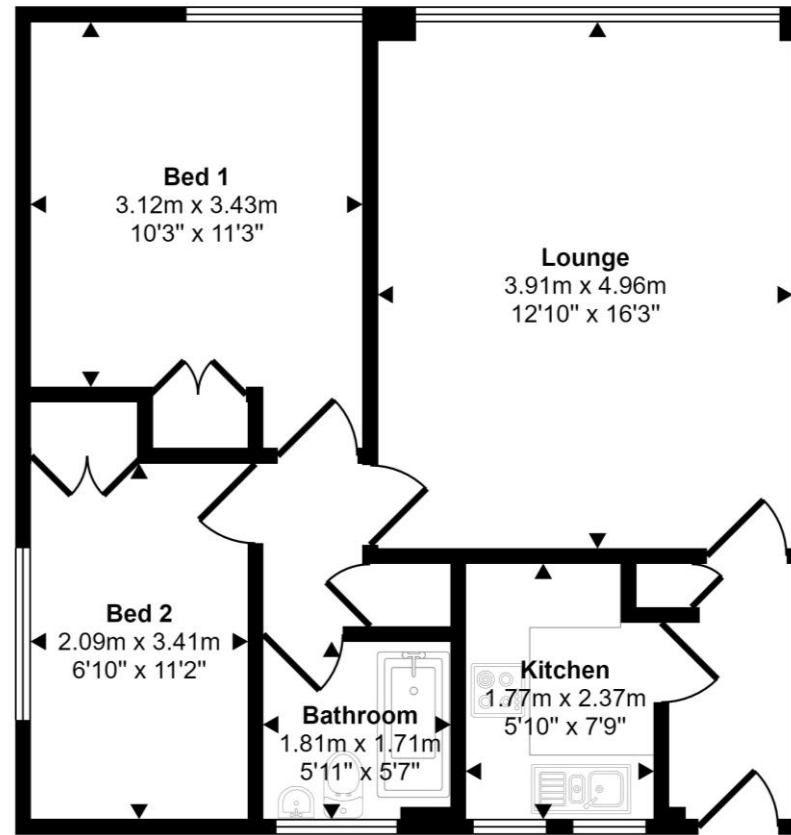


Rooms include a hall, a modern kitchen with an integrated oven, hob and extractor, a spacious lounge with room for a dining table and an inner hall leads to the two well proportioned bedrooms with built in wardrobes and a most attractive bathroom. Rooms are warmed by individual electric heaters and the windows are upvc double glazed. A driveway off Norris Hill Drive leads to a garage which is included in the sale and there are communal garden areas. The property is leasehold for the remainder of 999 years from 1963 with a fixed ground rent of £10.00 per annum. Council tax band B. Service charge works out to £65.83 per calendar month.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		70

Approx Gross Internal Area
55 sq m / 587 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.