



Flat 6 Crowther Court, 21A Mauldeth Road, Heaton Mersey,  
Stockport, SK4 3NE

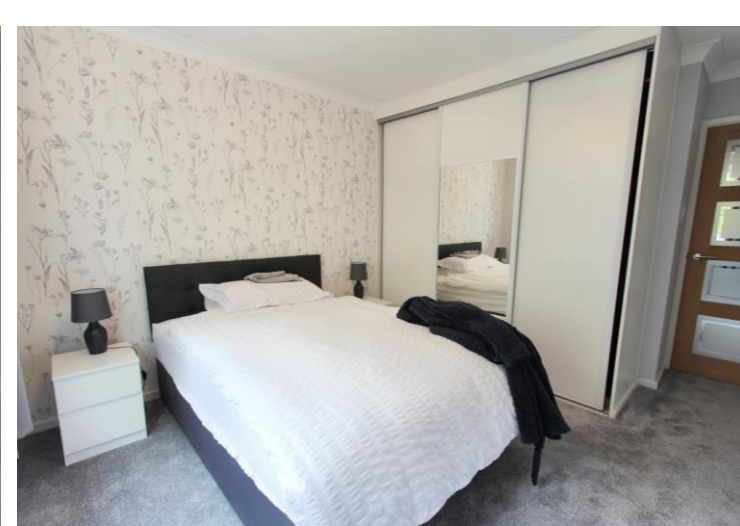
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NO VENDOR CHAIN. Absolutely impeccable two bedroom second floor flat on Crowther Court, Heaton Mersey, offered to the market chain-free and in a 'turn-key' condition leaving little to be desired that would be attractive to first-time buyers and downsizers alike. The property has been extensively refurbished throughout by the current owner recently to provide a contemporary home to be lived in immediately and is ideally located to benefit from the vast array of local amenities nearby on Heaton Moor Road. Crowther Court is situated on Mauldeth Road in Heaton Mersey, ideally situated within walking distance of Heaton Moor Road and all of its amenities, including bars, pubs and retail outlets. Transport links are also excellent with the Heaton Chapel Rail station a 15 minute walk away granting easy access into Manchester. The M60, A6 and A34 are also within easy reach.



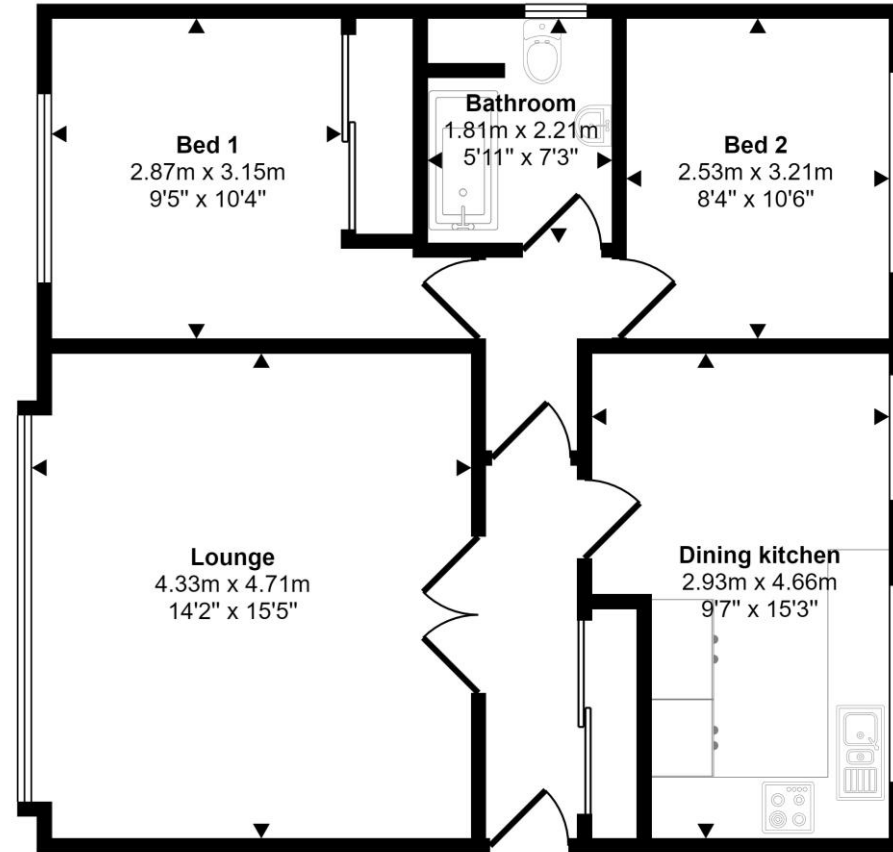


The property includes high specification doors, new carpets and underlay and a full repaint throughout. The heating system has also been completely replaced with a digital electronic water heater located in a cupboard next to the entrance to the flat and new digital electronic radiators in each of the rooms. Externally, there is a garage for the property in the adjacent block located in the car park, which offers opportunity for external storage, parking and extra parking in the car park for residents. The communal gardens to the rear of the building are well-maintained, landscaped and make for a wonderful space to enjoy the summer months. Leasehold 999 years from 25.3.1972 (947 years remaining) Ground rent £23 per annum. Monthly service charge £145 pcm (£1,740 per annum)



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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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  
67 sq m / 719 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.

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