



63H Green Lane, Heaton Moor, Stockport, SK4 3LH

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We would strongly recommend a viewing of this superior larger style duplex flat which boasts spacious two bedroom living accommodation spread over the second and third floors of this most attractive development. The flat further benefits from magnificent far reaching views and in our opinion is sure to please even the most discerning of buyers. Admittance is via a security intercom system and tastefully decorated rooms include a well fitted modern kitchen, a good size lounge with a dining area, stairs off the kitchen lead to the third floor where the two double bedrooms and the bathroom with a white suite will be found.



The development stands in well maintained communal lawned gardens and an additional most noteworthy feature is the inclusion of a garage. The flat is upvc double glazed and has electric heaters. Green Lane is a short stroll away from local shops, bars, restaurants, cafes, sports facilities and the beautiful boutique savoy cinema. For the commuter Heaton Chapel train station is just a 0.9 mile walk away and operates into both Stockport and Manchester centres. The flat is leasehold for the remainder of a 999 year term from November 1963 and with a ground rent of £8.00 per annum. Service charge is £1,063 per annum (£88.58 per calendar month). Council tax band B.

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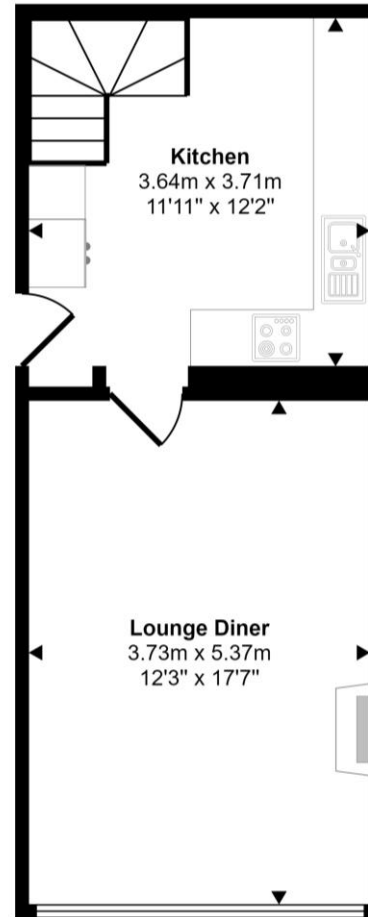
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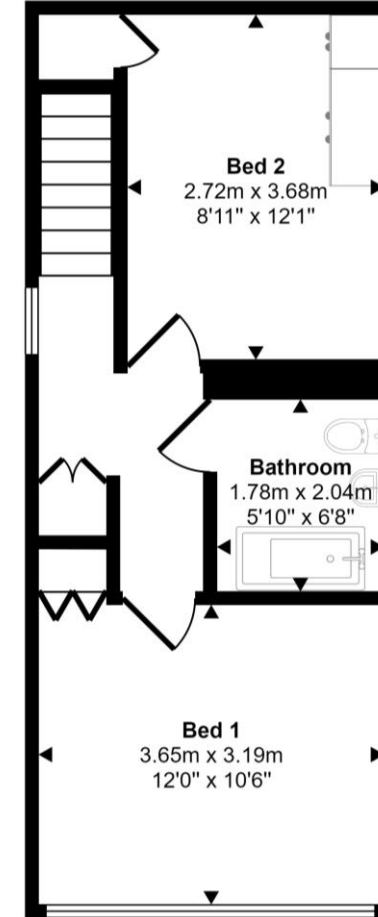


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
70 sq m / 749 sq ft



Second Floor
Approx 35 sq m / 375 sq ft



Third Floor
Approx 35 sq m / 374 sq ft

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.