



30B Sunnybank Avenue, Heaton Mersey, Stockport, SK4 3PR

JohnMellor



Must be viewed! A well appointed one bedroom ground floor flat situated at the rear of this modern development and enjoying communal garden views. The flat is tastefully decorated throughout and bright and airy rooms include a hall with storage off, a lounge, a modern kitchen, a double bedroom and a bathroom. There are electric heaters, the windows are double glazed and new carpets were recently fitted.



The communal gardens are neatly tended and the sale of this flat also includes one of the garages to the rear. Sunnybank Avenue is convenient for local amenities catering for most of the everyday wants and needs. The flat is leasehold for the remainder of a 222 year term from 1977 and the service charge is £85.00 per calendar month which includes the annual ground rent of £25.00 per annum. Council tax band A. No chain involved!

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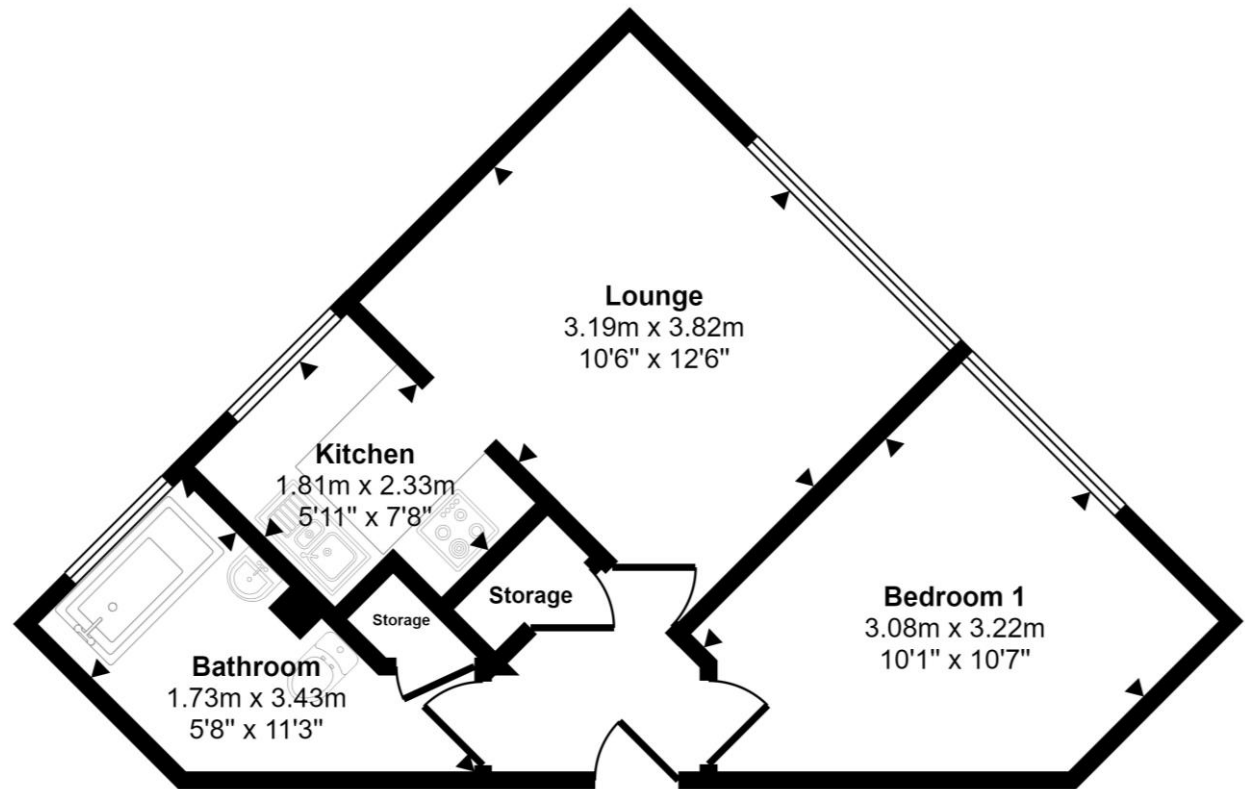
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Approx Gross Internal Area
35 sq m / 382 sq ft



Ground 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.