



Flat 4 Brownsville Court, Brownsville Road, Heaton Moor,
Stockport SK4 4PE

JohnMellor



We are delighted to offer for sale this most attractive larger style two bedroom flat which occupies a prime first floor position in this delightful small select development of just four flats. Admittance to the development is via a security entryphone system and residents would have access from either the front, or the rear where the garages are. The accommodation is in need of some updating but is very well planned and includes a hall, a good size lounge opens in to the dining area, a kitchen and two excellent bedrooms and a shower room.

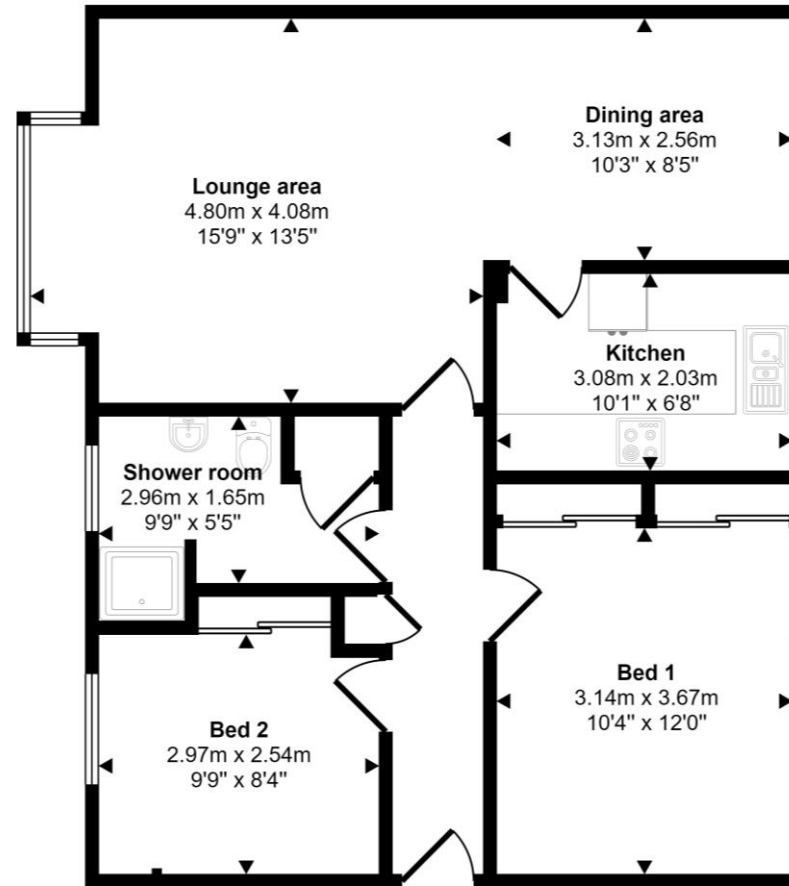


The flat is gas centrally heated and upvc double glazed. Brownsville Court stands in neatly tended communal lawned gardens and is ideally placed just a stroll away from local shops, bars, restaurants and cafes. For the commuter Heaton Chapel train station is just a 0.2 mile walk away and operates into both Stockport and Manchester centres. Leasehold for remainder of a 999 year term from 1979 with a fixed ground rent of £20.00 per annum. Service charge is £120.00 per calendar month. Council tax band C. No chain involved!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

Approx Gross Internal Area
68 sq m / 731 sq ft



First 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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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