



Flat 1 Westmoor Gables, Princes Road, Heaton Moor,
Stockport, SK4 3NS

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No chain involved! It is with great pleasure that we offer for sale this spacious two double bedroom GROUND FLOOR flat which occupies an enviable position within the prestigious Westmoor Gables development. Offering over 1,000 square foot of accommodation the flat is sure to appeal to even the most discerning of buyers with rooms to include a long hall with storage cupboards built in, a large lounge with a patio door to the stunning gardens and pond, a separate dining room (with additional patio door) leads into the kitchen, there is a large master bedroom with an en-suite bathroom and a good size second double bedroom which has a shower room accessible from both the bedroom and the hall.



Naturally the property is double glazed and it is warmed by a gas central heating system with a new boiler installed in 2023. There is ample parking to the development and a garage is also included. As previously mentioned the property stands in superb maintained gardens with lawned areas, mature shrubs, rockeries, water feature and pond. Princes Road is convenient for local shops, bars, restaurants, cafes, sports facilities including the tennis club and golf club, schools of high repute and the stunning Savoy cinema. For commuters Heaton Chapel train station is a one mile walk away and operates into both Stockport and Manchester centres. The property is leasehold for the remainder of a 999 year term from June 1984. Service charge is £150.00 per calendar month. Council tax band E. Must be viewed!

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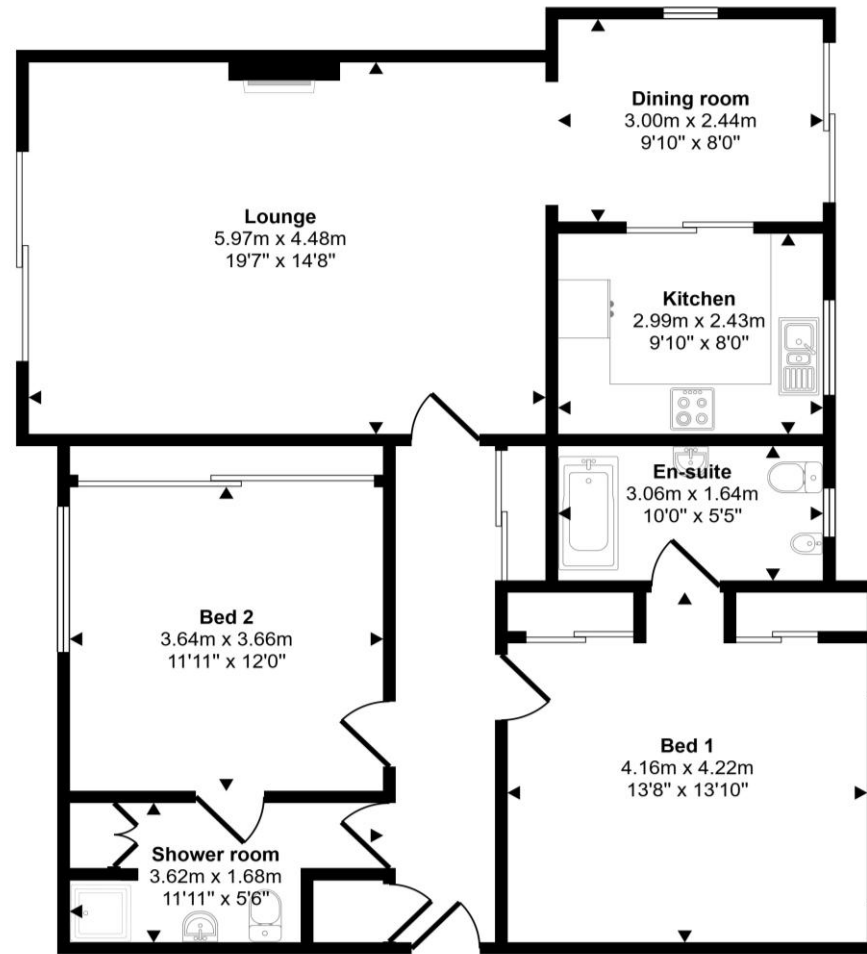
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Approx Gross Internal Area
98 sq m / 1057 sq ft



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.

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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