



John  
Mellor

Flat 6 Elder Court, 83 Heaton Moor Road, Heaton Moor, SK4 4FX

Guide Price **£290,000**





**Bedrooms: 2**

**Bathrooms: 2**

**Receptions: 1**

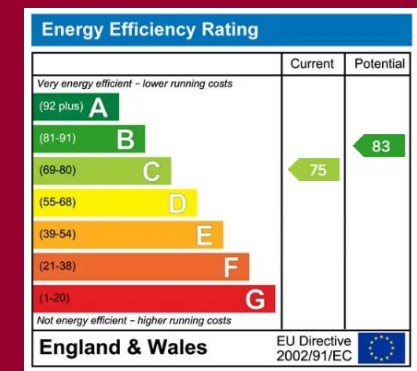
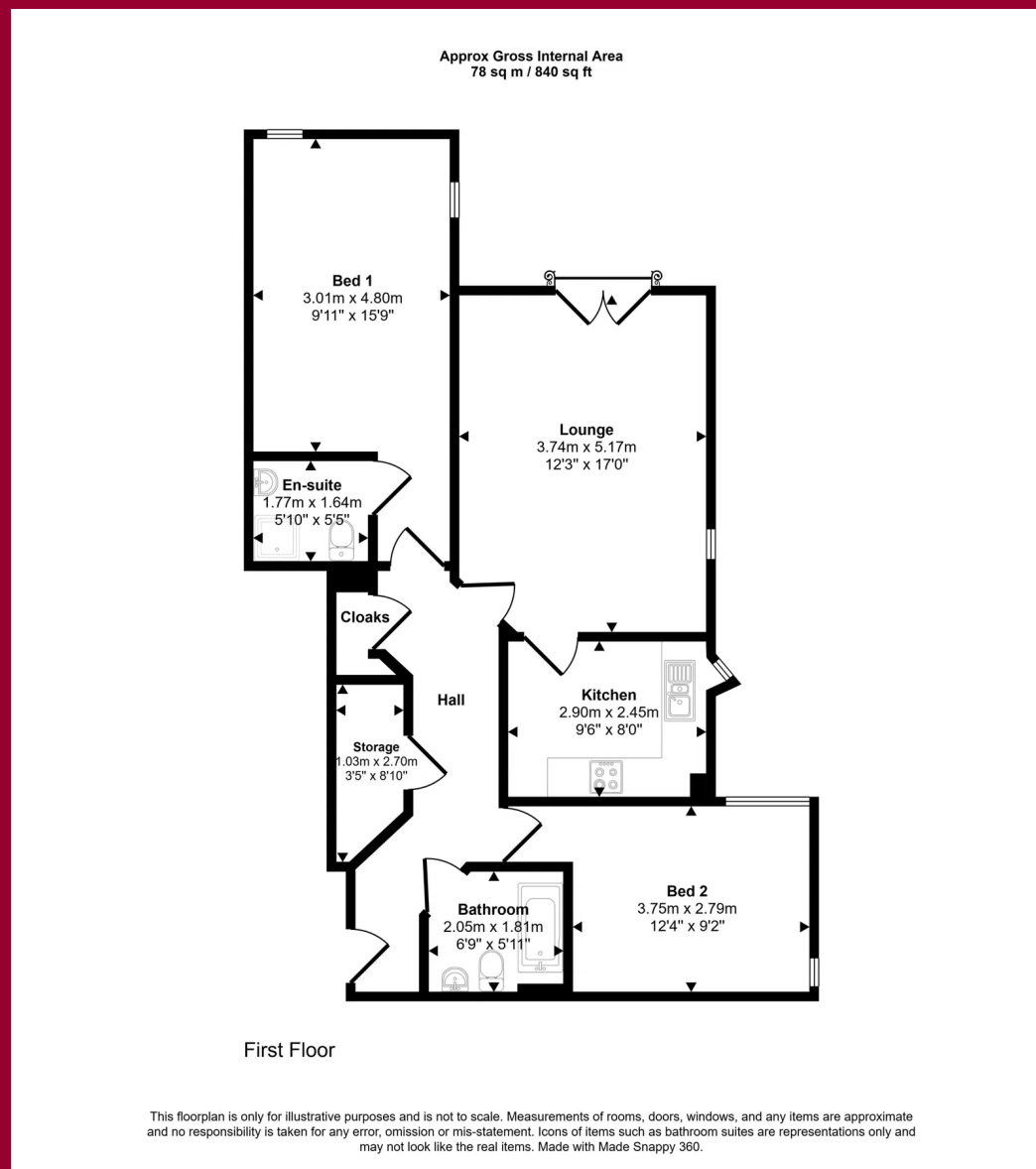
**FIRST FLOOR APARTMENT WITH NO VENDOR CHAIN & READY TO MOVE INTO.** This two double bedroom two bathroom luxury apartment is situated in a desirable modern development in a highly convenient location in the heart of Heaton Moor village on the corner of Napier Road. The property offers spacious accommodation with modern electric heating, secure video intercom access, high quality carpeted communal entrance areas and stairs, private spacious entrance hall with walk in storage cupboard and further cloaks cupboard off, spacious dual aspect open plan living/dining room with a Juliet balcony facing to the rear of the development, modern fitted kitchen, generous master bedroom with en-suite shower room, a second double bedroom and a modern bathroom with a white three piece suite. With the added advantage of having secure electric gates to the allocated car parking to the rear including visitor parking spaces. The extensive communal gardens are well stocked and generous in size with paths to all elevations. Perfect for young professionals or someone looking to downsize. Offered to the market with NO CHAIN, an early inspection is strongly advised as this is a rare opportunity. The apartment is incredibly convenient for local shops, bars, restaurants, cafes, sports facilities and the boutique Savoy cinema. For commuters Heaton Chapel train station is just a 0.5 mile walk away. Service charge is £219.99 per calendar month and the property is leasehold for the remainder of 125 years from 1 Jan 2005 with a ground rent of £150.00 per annum.











## John Mellor Independent Estate Agents

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