



Flat 6 Oakleigh, 166 Heaton Moor Road, Heaton Moor,
Stockport, SK4 4HD

JohnMellor



Simply superb! A luxury two bedroom retirement apartment which is available to those of statutory retirement age and which has undergone a rigorous schedule of improvement in the last five years to provide an amazing home. The flat occupies an excellent position within the development being on the first floor and having a pleasant aspect looking out to the front. Tastefully decorated and beautifully presented rooms include a long hall with a deep and useful storage cupboard off, a good size lounge with a bay window overlooking the front, a refitted kitchen, two bedrooms and a beautifully refitted shower room.

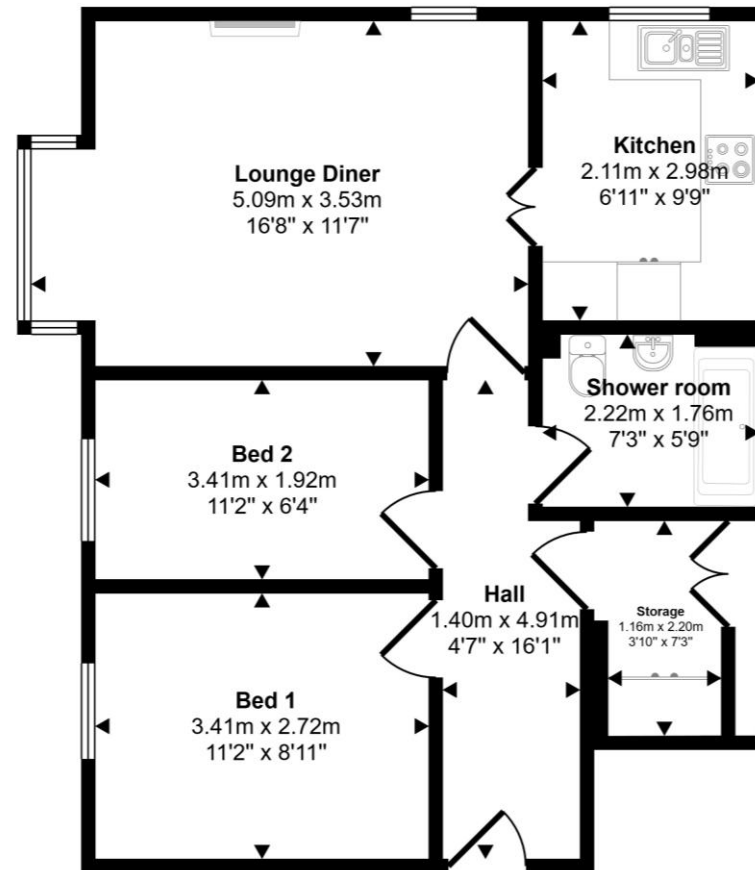


There are stairs and a lift to all floors and entry to the development is via a security intercom system. Oakleigh is well set back from Heaton Moor Road yet within walking distance of independent local shops, bars, cafes, restaurants, Post Office and the boutique Savoy Cinema. In addition buses run in to both Stockport and Manchester centres and Heaton Chapel Railway Station is a 0.6 mile walk away. The length of the lease is 125 years from 1987 with an annual ground rent payable of £200. The annual service charge is £2,735.76 = (£227.98 per month) which includes maintenance and cleaning of communal areas and buildings insurance. Council tax band B. No chain involved!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
56 sq m / 604 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.

JohnMellor

182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

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