



John
Mellor

Flat 15 Cavendish Court, 406 Didsbury Road, Heaton Mersey,
Stockport, SK4 3HB

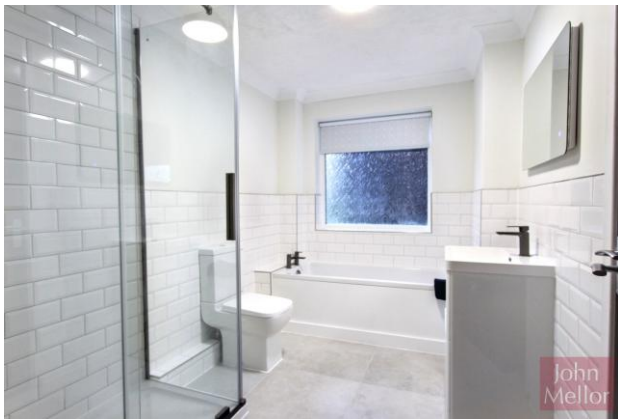
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NO VENDOR CHAIN. Must be viewed! A beautifully appointed & SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT which in our opinion occupies one of the best positions within the Cavendish Court development with views from the lounge and kitchen over the delightful communal gardens. The flat, refurbished and redecorated in 2025, benefits from a modern updated kitchen with built in fridge, freezer, extractor fan, free standing cooker and washing machine, new tiled bathroom/shower room, new carpets, upvc double glazing, and has the advantage of gas central heating with a Worcester combi boiler fitted in 2025 & an alarm system. A detached garage & parking are provided.

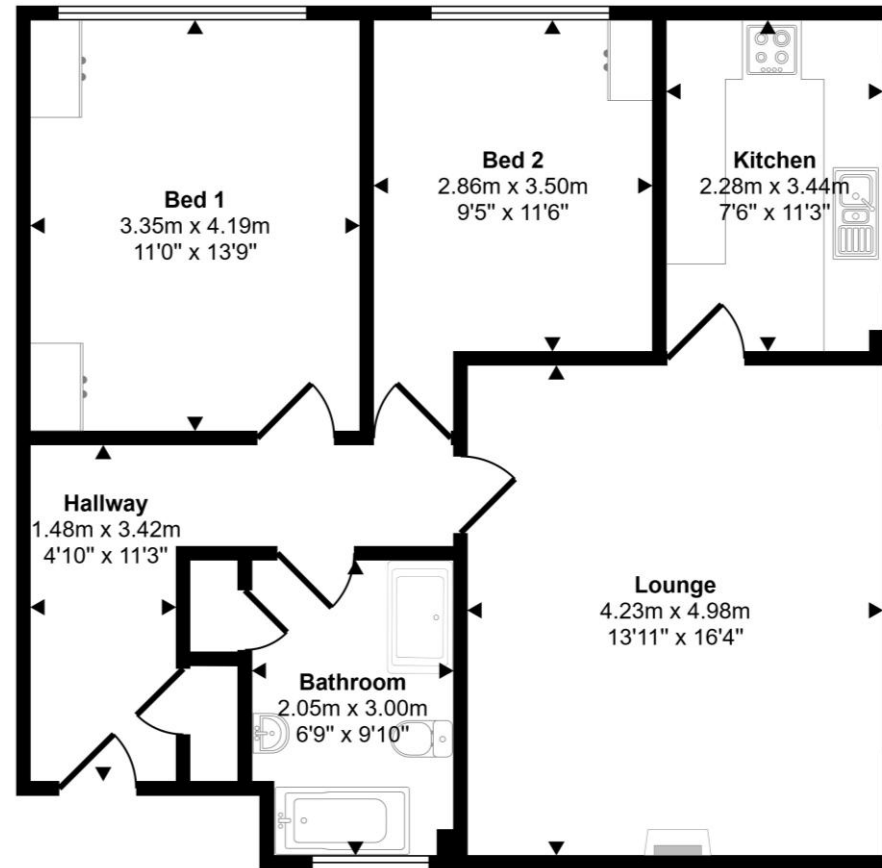


Cavendish Court has long been one of the most sought after developments in The Heatons and is convenient for amenities in Heaton Mersey, including the nearby East Didsbury Tram station, and Heaton Moor catering for most of the everyday wants and needs together with excellent public transport services operating into both Stockport and Manchester centres. Leasehold 999 years from 16.12.1974 (948 years remaining) No Ground Rent. Annual Service charge £1,440 includes maintenance of communal areas & gardens & buildings insurance. Council tax band C.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient – lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 75 |
| (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
73 sq m / 782 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