



Lauren Court, Lower Bents Ln, Bredbury, SK6 2NJ

This modern 2 bed first floor apartment is set within a popular development well situated for access to Stockport & the M60 Motorway. The accommodation enjoys gas fired central heating, uPVC double glazed windows & a French door to a balcony overlooking the rear. The communal entrance is located at the side of the building & has a security intercom & stairs to the upper floors. Comprising: Entrance hall, open plan living space with French door to a balcony & fitted kitchen including certain appliances, 2 beds & bathroom with white suite & shower over the bath. Outside there is a residents car park & lawned garden area. This apartment is sure to interest first time buyers or buy to let investors. Satisfactory electrical condition report issued 27/7/20. NO ONWARD CHAIN

Price Guide: 'Offers Over' £95,000



COMMUNAL ENTRANCE

ENTRANCE HALL

OPEN PLAN LIVING SPACE & FITTED KITCHEN

24' 0" x 16' 0" (7.31m x 4.87m)



BEDROOM ONE

11' 2" x 9' 10" (3.40m x 2.99m)



BEDROOM TWO

9' 10" x 7' 0" plus doorway (2.99m x 2.13m)



BATHROOM

8' 5" x 5' 6" (2.56m x 1.68m)

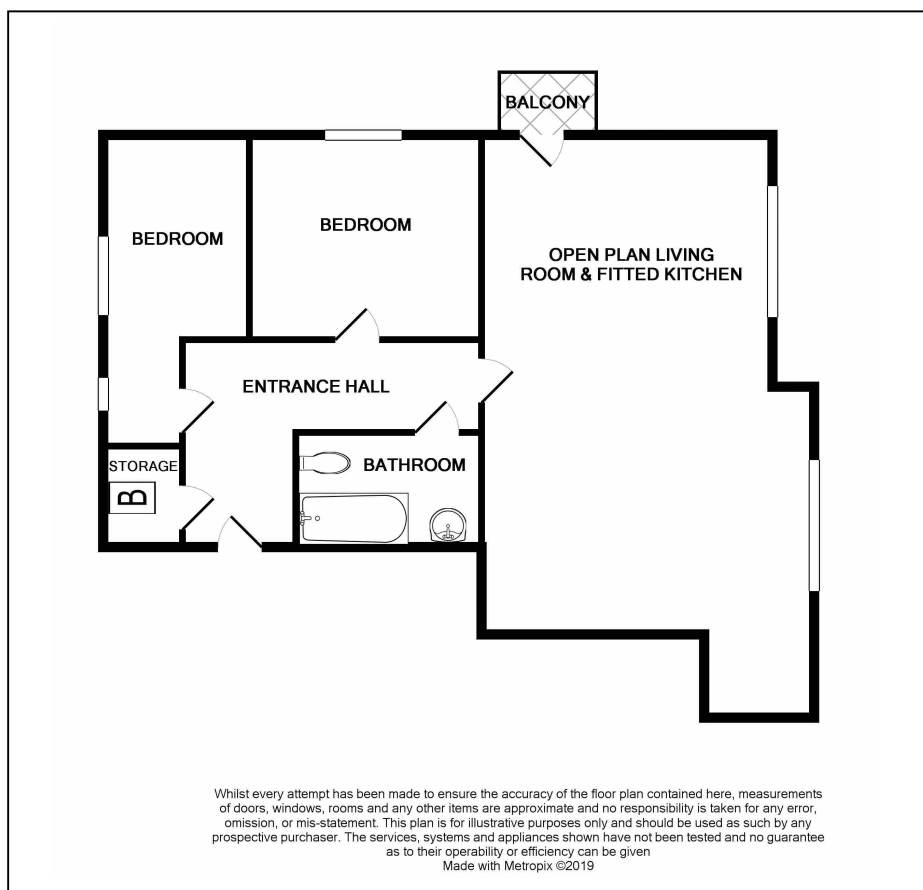
SERVICE CHARGE

There is a monthly service charge payable of £70.00 which covers upkeep of the communal areas, gardening and buildings insurance.

VIEWING ARRANGEMENTS

Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

EPC Rating - B



Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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