



Flat B, Overdale, Stockport Road, Gee Cross.

This impressive Victorian property has been converted into a small number of apartments and stands within attractive communal gardens in one of the most sought after areas of Gee Cross. This ground floor apartment includes an entrance hall, 17' by 14' living room, fitted kitchen, one double bedroom and a modern fitted shower room. Parking for one car and communal.

Council Tax band A. Tenure Leasehold 101 Years Remaining. EPC Rated D

Asking Price £90,000



LIVING ROOM

17' 8" x 14' 5" (5.38m x 4.39m)



BEDROOM ONE

13' 0" x 6' 10" (3.96m x 2.08m)



OUTSIDE



SHOWER ROOM

6' 10" x 4' 11" (2.08m x 1.50m)



FITTED KITCHEN

5' 0" x 9' 2" (1.52m x 2.79m)



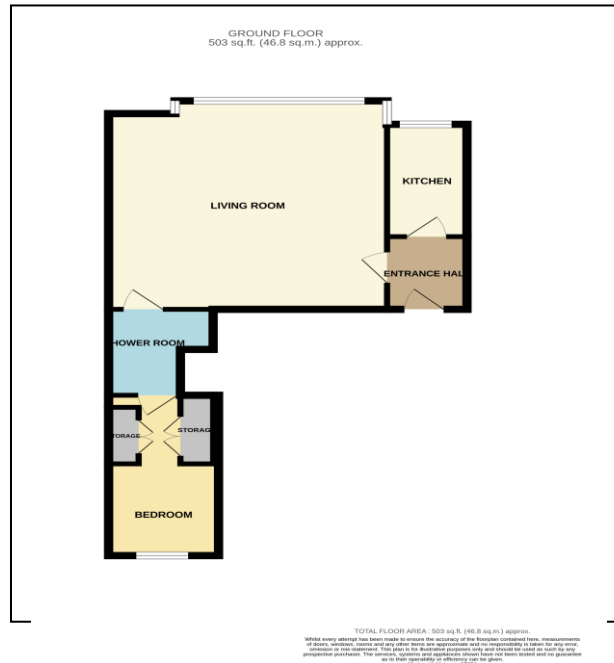
VIEWING ARRANGEMENTS

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

EPC Rating - D

TENURE - Leasehold

Council Tax Band - A



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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