



## Hatters Court, Stockport,

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£160,000





## Property Details

# Hatters Court, Stockport,

Situated in this highly popular and most sought after of developments located within a short walk of Stockport town centre with its many varied amenities, eateries and recreational facilities as well as numerous shopping outlets this really is a superb location for buy to let investors, first time buyers or even those looking to downsize. Great commuter links are also a key attraction with road and rail links within easy reach.

The apartment itself enjoys an excellent position within the development, on the first floor and comprises: entrance hall, lounge/dining area, kitchen, master bedroom with en-suite, there is a second bedroom along with a bathroom. Double glazing and a gas central heating system plus allocated parking are further attributes to this impressive apartment.

NO VENDOR CHAIN !!! A property that is certainly well worth viewing.

## Key Features

- Impressive first floor apartment
- Two bedrooms
- En-suite plus bathroom
- Living / dining room plus kitchen
- Great location with easy reach of Stockport town centre
- NO VENDOR CHAIN

### Entrance Hall

Laminate flooring, radiator, store cupboard.

### Living / Dining Room

3.41m x 6.34

Three double glazed windows two radiators, gas central heating boiler.

### Kitchen

3.54m x 1.85m

Modern range of wall and base units, work surfaces, single drainer sink unit, built-in oven, hob, hood, fridge and freezer.

### Bedroom 1

3.92m into recess x 3.22m

Double glazed windows radiator.

### En Suite Shower Room

1.91m x 1.80m

Comprising: w.c., wash hand basin, shower cubicle, radiator.

### Bedroom 2

2.45m x 3.23m

Double glazed window, radiator.

## Bathroom

1.93m x 2.04m

Panel bath, wash hand basin, w.c., radiator.

## Anti Money Laundering Checks

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
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