



## 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 center with its many varied amenities, eateries and recreational facilities as well as numerous shopping outlets, this really is a superb location for first time buyers, buy to let investors or even those looking to downsize. Great commuter links are also a key attraction with road and rail links within easy reach, getting you to London by train in around two hours and Manchester city center in just 8 minutes (via the direct service).

The apartment itself enjoys an excellent position within the development, on the ground floor and comprises: entrance hall, lounge/dining area, fully fitted kitchen, master bedroom with en-suite, there is a second bedroom along with a bathroom. Double glazing and a gas central heating system plus every property has an allocated parking space via a permit, there is also a visitors permit, for use in the various visitors bays around the site which are further attributes to this impressive apartment.

NO VENDOR CHAIN !!! Please contact the office for more details and to arrange a viewing.

## Key Features

- Ground Floor
- Two double bedrooms
- En-suite plus bathroom
- Fantastic location
- Quiet residential area
- Assigned parking spot

### Entrance Hall

Wooden effect laminate flooring, radiator, store cupboard. Wall mounted thermostat and door entry system, two ceiling light points. Smoke alarm and doors leading to bedroom, lounge, second bedroom and bathroom.

### Living / Dining Room

3.48m x 4.01m

Four double glazed windows to the side elevation, two radiators, one cylinder light point, five double electrical sockets, a telephone point and TV aerial point.

### Kitchen

1.78m x 2.54m

Wooden effect laminate flooring. Range of white wall and base units, with modern

silver handles, oven, electric gas hob with extractor. 1 1/2 stainless steel sink and mixer tap. Windows to side elevation. Cooker electric point and 3 double electrical points. Integrated fridge, freezer and Dishwasher. Wall mounted gas central heating boiler with timer controls.

### Main bedroom

2.91m x 3.76

Double glazed window to side elevation, blinds, double central heating radiator, telephone and TV point. Ceiling light points, and a door leading to the on suite

### En Suite Shower Room

Walk in shower with sliding door, low level wash hand basin, vanity unit. Central heating radiator, ceiling light point, extractor fan and wall mounted shaver socket.

## Bedroom 2

1.47m x 2.69m

Carpeted floor, double glazed window to side elevation, radiator, three double electrical points

## Main bathroom

Three-piece suite comprising of bath with electric shower, wash/hand basin, shower curtain over bath, low level WC, vanity counter, central heating radiator, extractor fan, ceiling light point and tiled floors

## 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.

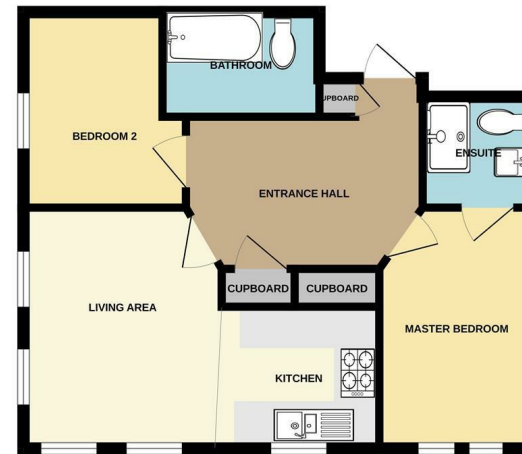
Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, fixtures, fittings and appliances shown are approximate and are not intended to be used as a basis for any financial or other transaction. The plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is made for their operation or efficiency at the time shown.  
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## Contact Us

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