



35 Renaissance House, Millbrook Street, Stockport, SK1 3TN

Guide Price £110,000

- WELL PRESENTED ONE BED FLAT
- CENTRAL STOCKPORT LOCATION
- POTENTIAL INVESTMENT. CURRENT RENTAL INCOME £10,200 PA
- FACING STOCKPORT COLLEGE

Millbrook Street, Stockport SK1 3TN

INVESTORS ONLY. Current AST. Tenant Paying £850 PCM. One Bedroom 3rd Floor Apartment. Facing Stockport College. Open Plan Lounge/Kitchen, Kitchen Fitted with Integrated Oven, Hob, Fridge/Freezer and Washer. Double Bedroom with Built In Wardrobe, Modern Bathroom



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C

Council Tax Band: A



COMMUNAL ENTRANCE

Stairs and lift to all floors.

PRIVATE ENTRANCE

Entrance door, electric heater, intercom. Doors to lounge/kitchen, bedroom, bathroom.

LOUNGE/KITCHEN

16'7" x 9'8"

Maximum measurements.

Window to the front elevation, electric heater. Kitchen area with range of units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further units.

Built in Oven and hob with splashback and cooker hood over. Integrated automatic washing machine and fridge/freezer.

BEDROOM

11'0" x 9'8"

Maximum measurements.

Window to the front elevation, electric heater, built in wardrobe with mirror fronted sliding doors

BATHROOM

6'3" x 5'5"

Maximum measurements.

Modern three piece suite in white comprising: Panelled bath with shower over and shower screen, 'floating' wash hand basin with mixer tap, low level WC, shaver point, fully tiled walls, tiled floor



Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

