



## Flat 1, Chapel Mews, 165 Marple Road, Offerton, Stockport, SK2 5EP

Asking Price £155,000

- IMPRESSIVE DUPLEX APARTMENT
- INDIVIDUAL OUTDOOR SPACE
- HIGH SPECIFICATION THROUGHOUT
- ONE DOUBLE BEDROOM
- NEWLY CONVERTED CHAPEL
- MUST BE VIEWED

# 165 Marple Road, Stockport SK2 5EP

A One Bedroom Duplex Apartment. In Converted and Extended Former Chapel. Finished to a High Specification. Comes with its own Dedicated Outdoor Space. Ideally Located for Stockport Town Centre and the Peak District. Must Be Viewed



Council Tax Band:



## MARRIAGE AT THE CHAPEL

It seems only right that the conversion and extension of this former Methodist Chapel, built in the late 19th century, into apartments and mews homes represents a perfect marriage of contemporary and period architecture. The fusion of influences provide an intimate scheme of four unique mews houses and four apartments. Refreshingly, our clients attention to detail means that they decided to appoint Appleton Kitchens to design the luxury kitchens, then they selected superb Zest bathrooms with Portofino tiling, whilst never losing sight of that which is unseen, but essential, top class energy efficiency.

Aesthetically they sit so elegantly, looking down onto Marple Road, a gateway to the largest National Park , The Peak District, but also a short journey from Stockport town centre and all its exciting and dramatic regeneration.

It is worthwhile detailing what is happening in and around Stockport with a mesmerising 2 billion pounds forecasted to be spent over the next 10 years, to create one of the most vibrant and attractive town centres in the North West. Stockport already was in high demand because of its strategic importance and the 'Masterplan' is the reason why so many UK investors want a piece of the action.

The prices have been chosen to reflect excellent value for money with only eight units within the development you need to register your interest early. As we stated a perfect marriage but you need to give us a ring and may the best person win.

Accommodation

## GROUND FLOOR

## OPEN PLAN LOUNGE/DINING/KITCHEN

19'0" x 11'4" max

## FIRST FLOOR

### LANDING

8'0" x 7'0"

### BEDROOM

14'5" x 10'9"

### BATHROOM

7'0" x 6'0"

### Please Note...

Proposed lease 999 years (to be confirmed)

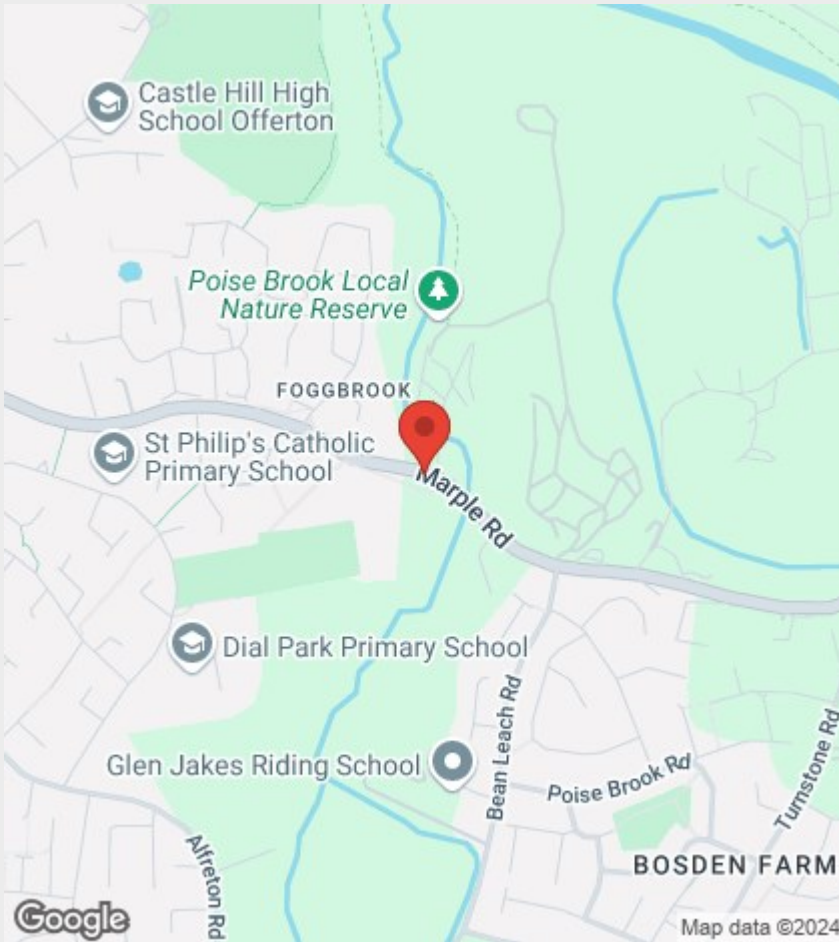
New owners upon completion will become directors and shareholders of the management company. On completion of the last property common parts will be transferred to the management company and the management company will become landlords of the flats.

Anticipated service charge £100.80 pcm/  
£1,209.50pa

10 Year warranty on defects

Each unit has it own small garden space

Design and concept, Blue Chip Architecture



## Directions

## Viewings

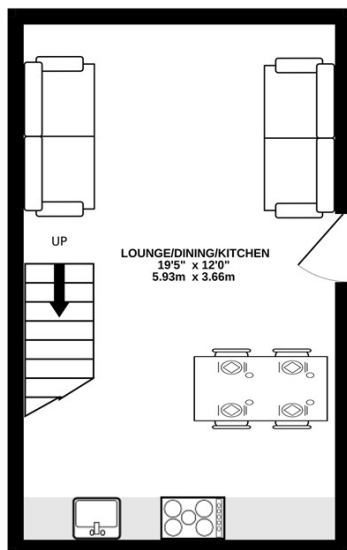
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

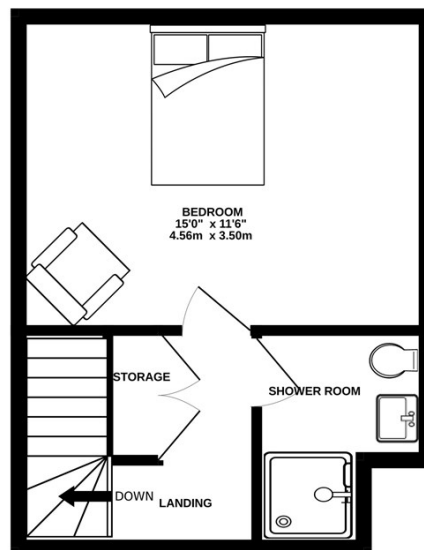
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
233 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.

Whilst 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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