



Flat 3, Cavendish Court Didsbury Road, Heaton Mersey, Stockport, SK4 3HB

Offers Over £250,000

- Highly Sought After Development
- Four Piece Bathroom Suite
- Convenient Location
- Spacious First Floor Apartment
- Delightful Communal Gardens
- No Onward Chain
- Two Good Sized Bedrooms with Fitted Furniture
- Off Road Parking and Garage

Cavendish Court Didsbury Road, Stockport SK4 3HB

Spacious First Floor Apartment, Highly Sought After Development. Two Good Sized Bedrooms. Spacious Lounge/Diner. Bathroom with 4 Piece Suite. Off Road Parking. Single Garage. Delightful Communal Gardens. Convenient Locality. No Onward Chain



Council Tax Band: C



Cavendish Court

Cavendish Court has long been admired in Heaton Mersey for its beautiful landscaped grounds, quality apartments and location which is just about ideal for everything.

This first floor apartment is bigger than average with two good sized bedrooms and a spacious lounge/diner with views to the front Southerly facing elevation. Many apartments are only electric but this property also benefits from gas central heating.

Cavendish Court has long been sought after by professionals and retirees and the fact that this property is offered with no vendor chain is more attractive and could offer a speedier purchase.

Heaton Mersey is a truly popular village with outstanding homes, areas of conservation and great access to village, town and city centre as well as the motorway, international airport, trains links and excellent Metro Link Service.

Communal Entrance

Stairs up to all floors.

Private Entrance

Private entrance door giving access to hallway

Entrance Hall

'L' shaped hallway. Entry phone system. Double doors to cloaks cupboard with clothes hanging rail and shelf. door to further storage

cupboard with shelf. Central heating radiators, doors to lounge, bedrooms and bathroom

Lounge/Diner

18'2" x 14'8"

Plus bay window.

Spacious room with large double glazed bay to the front elevation and further double glazed window to the side elevation. Fireplace housing coal effect gas fire with composite marble hearth and back. Two central heating radiators, ceiling coving. Door to kitchen

Kitchen

11'7" x 7'8"

Kitchen with a range of fitted units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units, glass fronted display cabinet. Slot in cooker with cooker hood over. Plumbed and access for an automatic washing machine. Space for a fridge/freezer. Work surfaces with tiled splashbacks. Wall mounted Ideal boiler. Double glazed window to the rear elevation with Xpelair.

Bedroom One

13'4" x 11'8"

Good sized double bedroom with a bank of free standing bedroom furniture comprising two double wardrobes, drawer unit and dressing table area. Central heating radiator, double glazed window to the front elevation

Bedroom Two

10'5" x 9'7"

Further good sized bedroom. Double glazed window to the rear elevation. Bank of fitted floor to ceiling robes comprising three double wardrobes with cupboards over, central heating radiator

Bathroom

Four piece colour bathroom suite comprising: Panelled bath, low level WC; pedestal wash hand basin and shower cubicle housing electric shower. Tiled splashbacks. central heating radiator, double glazed window with obscure glass to the rear elevation

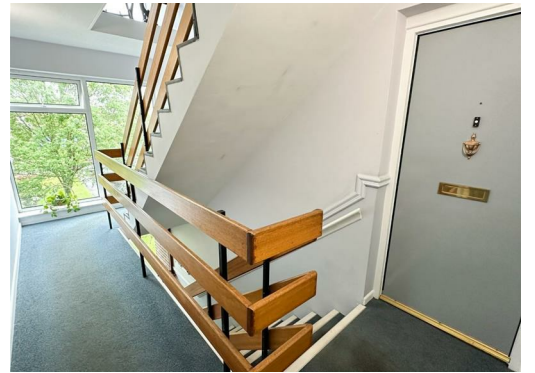
Outside

Well kept communal lawned gardens with well stocked borders and flower beds. Off road parking space

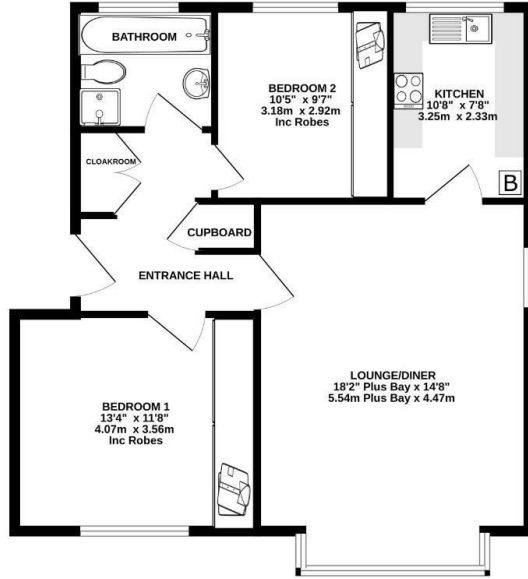
Garage

Single garage en-block. Up and over door

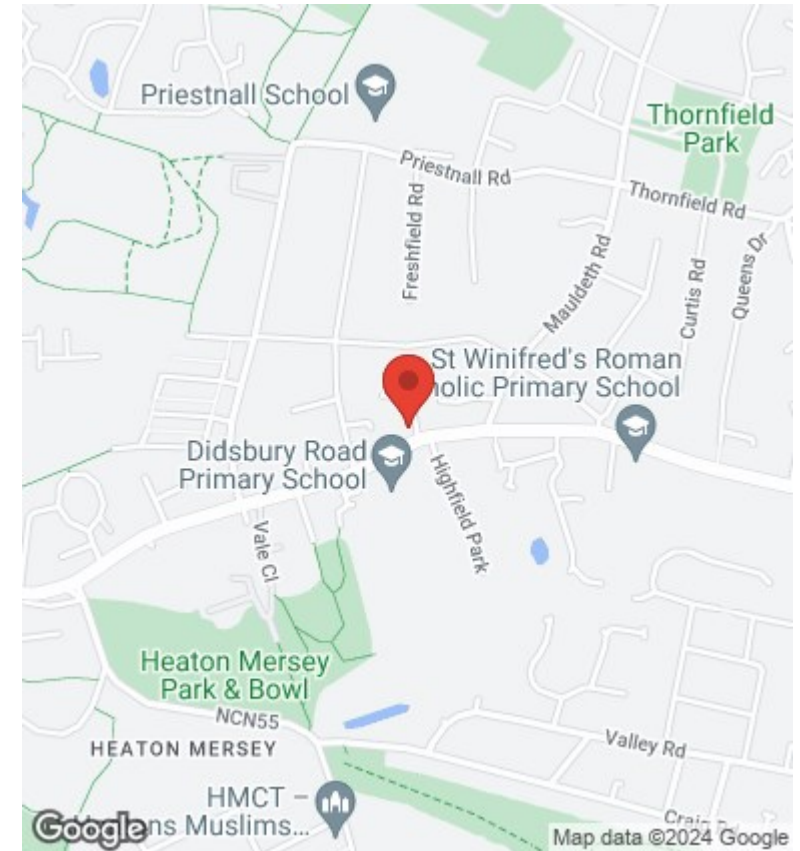




GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq ft. (72.5 sq m.) approx.
While every effort has been made to ensure the accuracy of the floorplan (including floor, measurements of doors, windows, rooms and any other items) an agent's approval and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Please visit www.ricoh.co.uk



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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	