



26 Mac Court, St. Thomas's Place, Stockport, SK1 3TY

Offers Over £100,000

- Attractive Development within Mill Conversion
- Open Plan Living/Dining/Kitchen
- Convenient for Stockport Railway Station
- PRICED TO SELL - NO VENDOR CHAIN
- Two bedrooms Ground Floor Apartment
- Allocated Parking Bay
- Close to Stockport Centre with all its Amenities

St. Thomas's Place, Stockport SK1 3TY

Two Bedroom Ground Floor Apartment. Mill Conversion. Allocated Parking Bay. Open Plan Lounge/Kitchen/Diner. Modern Bathroom. Convenient Location Close to Stockport Centre. Priced to Sell - No Vendor Chain.



Council Tax Band: B



Joules bring to the market this ground floor two bedroom apartment within Mac Court mill conversion which also offers an allocated parking bay. The accommodation briefly comprises: Communal entrance, private entrance door, hallway, open plan lounge/kitchen/diner, two bedrooms and a modern bathroom.

We believe the mill was built in the 1870's and converted into apartments in 2012.

Situated on the doorstep of Stockport centre which is currently undergoing a radical transformation with over £1billion dedicated to the regeneration of the town centre, providing retail and leisure facilities, shops, museum, cinema, theatres and eating establishments. Convenient for public transport being in walking distance to the A6, the motorway network is within easy reach as is Stockport railway station.

NO VENDOR CHAIN - MUST BE VIEWED

Communal Entrance

Entrance door with coded access to communal hallway.

Private Entrance

Entrance door to hallway

Entrance Hall

Doors to all rooms. Central heating radiator. Door to handy storage cupboard housing Glow-worm boiler

Lounge/Dining/Kitchen

22'9" x 9'0" max

Open plan room. Large double glazed window to the front elevation, two central heating radiators, laminated flooring throughout. Kitchen area with a range of modern units comprising: Single drainer stainless steel sink unit with swan neck mixer tap. Cupboard below, further base, drawer and eye level units. Built in stainless steel four ring electric

hob, electric oven below. recess for under unit fridge/freezer. Work surfaces with tiled splashbacks.

Bedroom One

10'0" x 9'3"

plus door recess

Large double glazed window, central heating radiator

Bedroom Two

9'6" x 9'11"

'L' shaped room 9'6" to 3'7" x 9'11" to 5'3"

Large double glazed window, central heating radiator

Bathroom

6'5" x 5'5"

Modern three piece suite comprising: Panelled bath with shower over and shower screen, low level WC and pedestal wash hand basin.

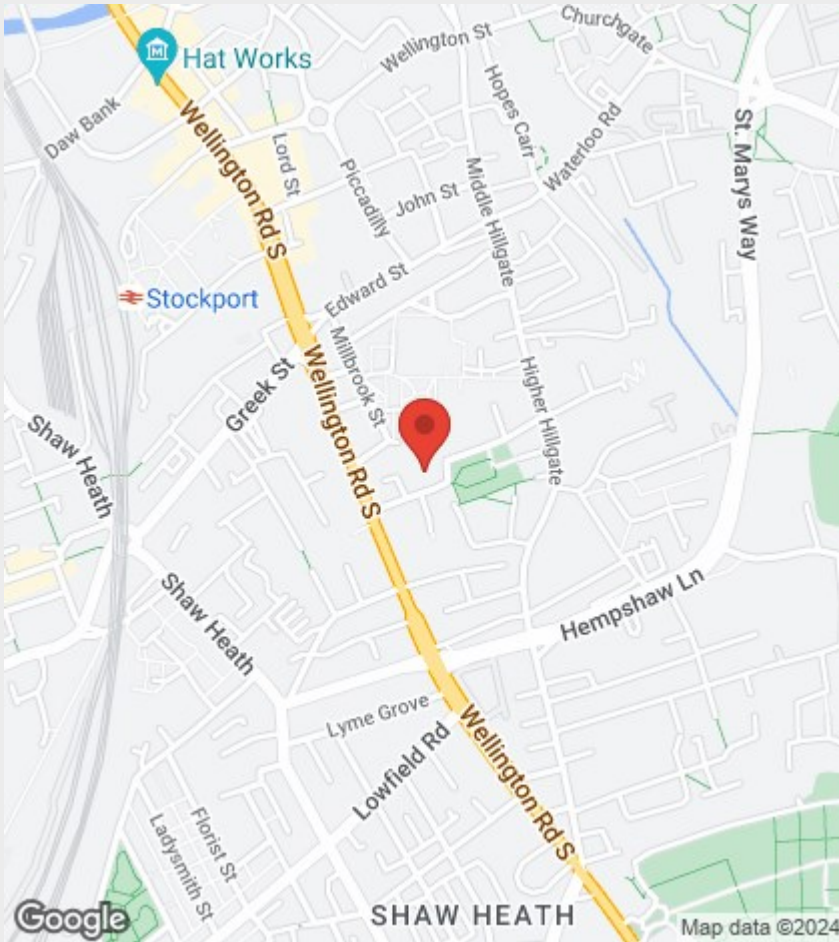
Mirror fronted bathroom cabinet. Tiled splashbacks, central heating radiator

Outside

Allocated parking bay with parking permit.

Please Note

There is a Section 20 notice about to be served on Mac Court whereby each individual owner is required to contribute to works within the development - these equate to approximately £2,000 per property.



Directions

Viewings

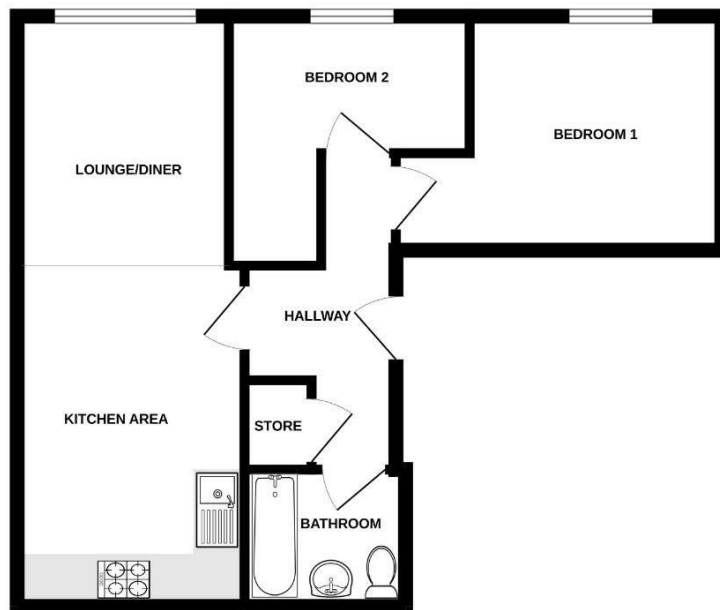
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(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	

GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA - 473 sq.ft. (43.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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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