



## Flat 6, The Ash, 13 Park Bridge Close, Heaton Norris, Stockport, Guide Price £225,000

- Stunning Conversion in a Fabulous Location
- Two Double Bedrooms
- Spacious Open Plan Living/Dining/Kitchen
- Quality Fully Integrated Kitchen
- Luxury Bathroom with Underfloor Heating
- Communal Garden & Car Park



# 13 Park Bridge Close, Stockport SK4 1DF

Stunning Victorian Conversion. Luxury Development of only 9 Apartments. Delightful and Spacious Accommodation.  
First Floor Level. Open Plan Living/Dining Kitchen. Fully Integrated Quality Kitchen.  
Impressive Bathroom with Underfloor Heating. Two Spacious Double Bedrooms.  
Off Road Parking. Convenient Location. Must Be Viewed!

 2  1  1  D

Council Tax Band: C



The Ash Hotel is a perfect example of a Victorian building, built with stock brick, stone mullion windows and expertly tooled masonry work. The Ash began life as a hotel then a hostelry and finally tea rooms before being acquired by J&C Brennan - builders renown for the quality of their work. Now offering luxury living for nine apartments - each one unique and finished to the highest of standards with the communal entrance enjoying the original breath taking stained glass window illuminating the staircase and an exquisite terrazzo floor.

This particular apartment is on the first floor with mullion windows overlooking the front elevation and briefly comprises: Private entrance door, long hallway with storage, open plan and spacious living/dining/kitchen with a range of quality fitted units, integrated appliances and quartz work surfaces, two double bedrooms and a luxury bathroom.

Outside is a tended landscape garden with sitting area and car parking.

The location offers ease of access to the motorways, international airport, local railway station as well as town and city centre with regular bus routes on the doorstep. Heaton Chapel, fast becoming a popular shopping and dining centre is within walking distance and the immensely popular village of Heaton Moor with its boutique café bars and shops is also enticingly close.

Altogether, this completes an offering altogether different from conventional apartment lifestyles and represent a true signature addition to the local landscape.

#### Communal Entrance

Communal entrance doors with security entry system. Original terrazzo flooring and stunning stained glass window, turned staircase to the first floor

#### Private Entrance Door

Entrance door to hallway

#### Entrance Hall

Long hallway. Doors to all rooms, entry phone system, electric wall heater, Built in cupboard housing water cylinder, plumbed and access for an automatic washing machine below. Further large storage cupboard measuring 3' x 3'

#### Living/Dining/Kitchen

19'2" x 15'7" max

Spacious open plan room with large mullion window to the front elevation, wall mounted electric heater. Open to the kitchen area with a range of quality fitted soft closing units and integrated appliances comprising: Hotpoint double oven/combi microwave, Neff Induction hob with quartz splash back and stainless steel extractor over, Hotpoint dishwasher and fridge/freezer. Inset stainless steel sink unit with mixer tap. Quartz worksurfaces and upstands. tiled splashbacks. Under unit display lighting. LVT flooring laid in a herringbone patten to kitchen area, quality carpet to living area.

#### Principle Bedroom

16'9" x 11'8"

Large double bedroom, mullion window to the front elevation, electric wall heater

#### Bedroom Two

12'6" x 8'7"

Further double bedroom, mullion window to the front elevation, electric wall heater. Although designed as a second bedroom, the current owners us this room as a home office, gym and music room

#### Bathroom

9'5" x 5'5"

Luxury bathroom with modern white suite comprising: Panelled bath with rainhead shower and attachment over, shower screen and illuminated display niche. Floating vanity wash hand basin with mixer tap and drawers below. Low level WC. Attractively fully tiled walls and floor, chrome heated towel radiator, underfloor heating

#### Outside

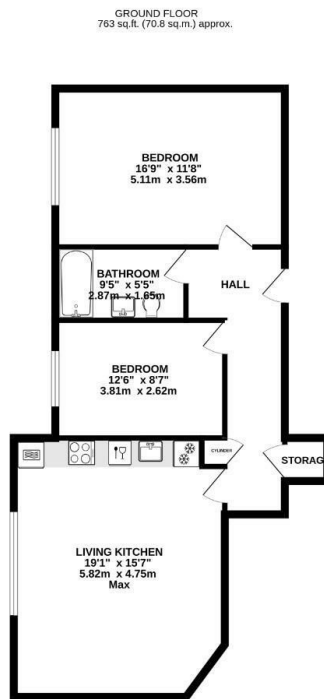
Communal landscaped garden and car park providing residents off road parking along with visitor spaces.



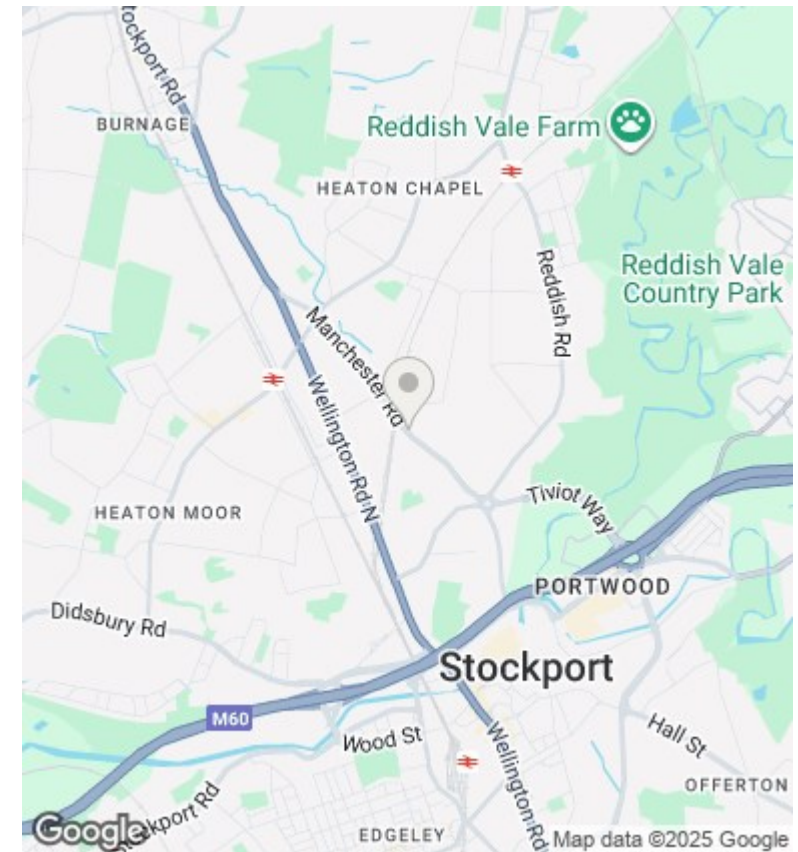








TOTAL FLOOR AREA: 763 sq.ft. (70.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be made regarding their condition or operation.  
Made with floorplan 12/2023



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		