

Apartment 8, Wrens Nest Mill, Glossop, SK13 8GJ



- Two Bed First Floor Apartment
- ATTENTION CASH BUYERS
- Open Plan Kitchen/Diner/Living
- Bathroom with over bath shower
- Lift & Secure Entrance
- Allocated Parking Space
- Central Glossop Location
- Close to Amenities and Shops
- Near to Railway Station
- Ideal First Time Buyer Home or Buy to Let

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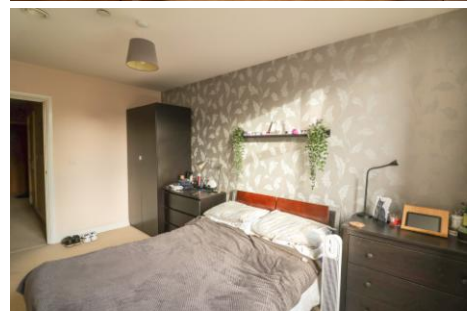
MAIN DESCRIPTION

ATTENTION CASH BUYERSStepping Stones are delighted to offer for sale this Two Bedroom modern apartment situated within the sought after Wren Nest Mill Development.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and a 9-hole golf course.

The apartment is accessed by communal lift or stairs and internally comprises of; Entrance Hallway, 1 double and 1 single bedroom, Bathroom with bath and shower, Open Plan Lounge / Dining & Stylish Kitchen with integrated appliances including electric oven and hob, dishwasher and Fridge Freezer.

Externally there is allocated parking accessed via a secure parking barrier.



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ENTRANCE HALL

16' 7" x 3' 6" (5.05m x 1.07m) Internal doors to accommodation, two ceiling lights, wall mounted electric heater, intercom phone.

STORAGE ROOM

5' 3" x 2' 9" (1.6m x 0.84m) Light point, water cylinder, consumer unit and space for storage.

BATHROOM

10' 5" x 4' 9" (3.18m x 1.45m) A three piece suite with low level WC, pedestal sink unit, bath with shower above, extraction fan, wall mounted heated towel rail, ceiling spotlights.

MAIN BEDROOM

14' 9" x 8' 8" (4.5m x 2.64m) A generous double bedroom with uPVC double glazed bay window to the front elevation, ceiling light point, wall mounted electric heater.

BEDROOM TWO

9' 4" x 6' 9" (2.84m x 2.06m) Frosted uPVC double glazed window to corridor, ceiling light point, wall mounted electric heater.

LOUNGE/KITCHEN/DINER

24' 1" x 9' 53" (7.34m x 4.09m) A generous size lounge with uPVC double glazed bay window to the front elevation, wall mounted electric heater, TV aerial point, two ceiling light points through to open plan kitchen with low level fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated fridge freezer, washer/dryer, electric oven and four ring electric hob with overhead extractor fan, double stainless steel sink and drainer unit with mixer tap, integrated dishwasher and washer dryer, extraction fan, ceiling light point.

EXTERNALLY

Externally there is allocated parking accessed via a secure parking barrier.

DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £337

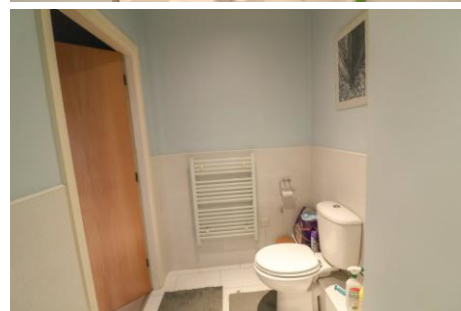
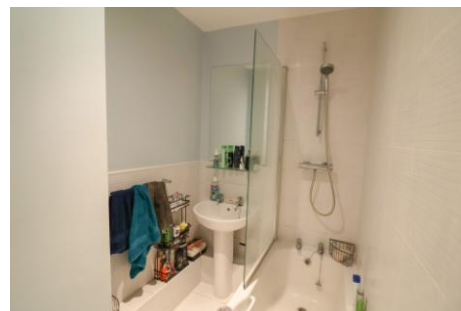
Leasehold Term - 230 yrs remaining

Service Charge - £3,600

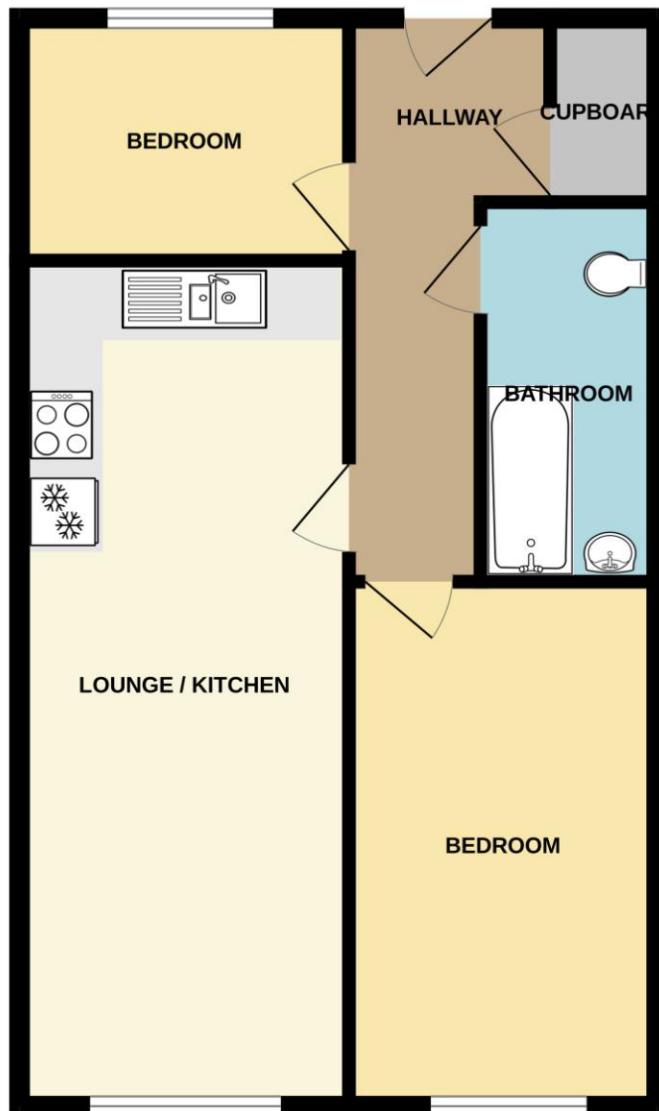
Service Charge Review Period - Annually

Council Tax Band - A

EPC Rate - C



GROUND FLOOR



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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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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