



Victoria Mill, Houldsworth Street, Reddish, Stockport

Offers In Excess Of £200,000

If you fancy living somewhere with oodles of charm and character, this two bed apartment within an award-winning Victorian mill conversion is right up your street.

Featuring spacious open plan living/kitchen space, this apartment comprises two bedrooms complete with a mezzanine level - a rarity in most period conversions. In short, this property truly offers modern contemporary living with fantastic transport links. So fantastic, that the train station is just 0.4 miles from the development - in simple terms, that's just a quick 8 minute stroll - perfect for those commuting into Stockport, Manchester city centre and the surrounding areas.

Aside from stunning views across the golf course and Manchester skyline that you can see from your own personal wrap around balcony, you can benefit from an abundance of amenities. A friendly concierge, dedicated bike storage, elevator to all floors (to save your legs), and a secure entry system are just a few of the key USPs of this beautiful development. There's also an on-site gym - a huge bonus for those 'leg days' where it's a mission just to get home!

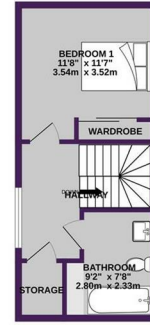
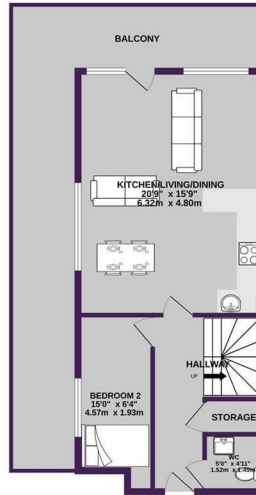
Currently Tenanted Until August At £900pcm

Service charge: £2267pa
Ground rent: £325pa



GROUND FLOOR
555 sq ft (51.4 sq m) approx.

1ST FLOOR
307 sq ft (28.5 sq m) approx.



TOTAL FLOOR AREA: 863 sq ft (80.2 sq m) approx.
 All floor areas are given to the best of our knowledge. It is the responsibility of the buyer to verify the accuracy of the floor area. Measurements of all areas, whether taken on site or from a plan, are approximate and do not constitute a guarantee. The plan is provided for information only and should not be used as a basis for any purchase agreement. The plan is provided for information only and should not be used as a basis for any purchase agreement. The plan is provided for information only and should not be used as a basis for any purchase agreement. The plan is provided for information only and should not be used as a basis for any purchase agreement.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70

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