

# Flat 4 Malvern Court 58

Cheadle Hulme, SK8 7EL



*mosley jarman*





## Flat 4 Malvern Court 58 Ack Lane West, Cheadle Hulme, SK8 7EL

**£275,000**

Video Tour available- An extremely well presented two double bedroom first floor (top floor) apartment situated in a popular residential location close to Cheadle Hulme and Bramhall villages. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), intercom entry system, private garage, communal parking and South facing communal gardens. In addition the property is offered for sale with no onward chain. The accommodation includes; upgraded communal entrance hallway, stairs to first floor, private entrance hallway (with storage cupboards), spacious living/ dining room (with Juliet balcony), kitchen (fitted with modern matching wall and base units and space for appliances), two double bedrooms (one with fitted wardrobes) and a modern family bathroom (with matching three piece suite and electric shower).



- Two double bedroom first floor apartment
- Popular residential location close to Cheadle Hulme and Bramhall villages
- No onward chain
- Well presented throughout
- South facing communal garden
- Private garage
- Communal parking
- Spacious living/ dining room
- Low service charge
- Select development of only four apartments





### The Grounds & Gardens

The apartment is set with pleasant and well maintained communal grounds. A driveway to the front provides access to communal parking and private garage. The property has use of a large South facing communal garden.

### The Location

The apartment is located mid-way between the centres of Bramhall and Cheadle Hulme and offering a good range of shops, amenities and train stations and is within the school catchment area for Hursthead Primary School and Cheadle Hulme High School. Cheadle Hulme is a suburb in the Metropolitan Borough of Stockport with an excellent range of bars, shops and restaurants and many of its public and private schools are highly sought after. Cheadle Hulme train station provides direct links to Manchester City Centre which is 8 miles away. The A34 provides excellent transport links to the local motorway network and Manchester Airport.

### Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built.

Flood Risk -Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*

Water Meter- TBC

Leasehold- 999 year lease from 2024. The current vendor has made us aware that the current lease has been extended to 999 years. We are unable to confirm this as land registry has not been updated.

Service charge £157.70 PCM

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, Three\*

Mobile providers- Mobile coverage at the property available with all main providers\*.

\* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

Postcode: **SK8 7EL**

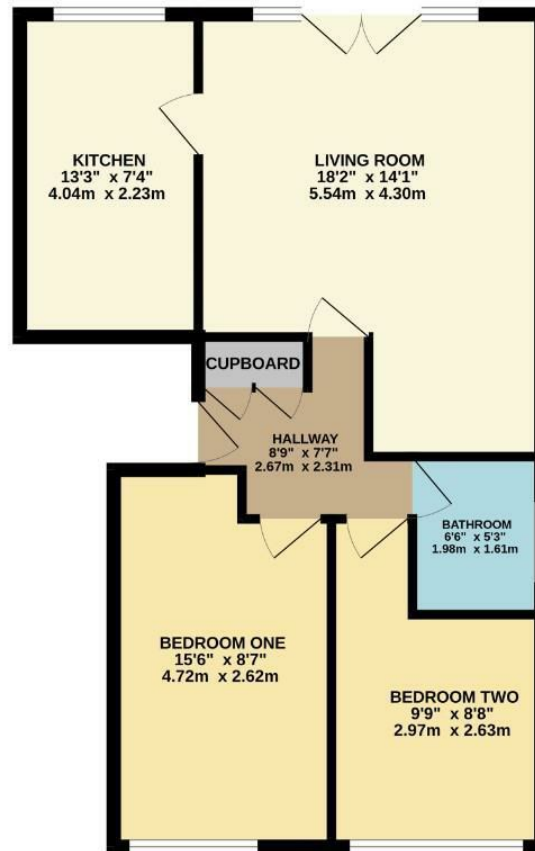
What 3 Words: **idea.await.nights**

Council Tax Band: **C**

EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 sq.m.) approx.

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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