

58 Ack Lane West
Cheadle Hulme, SK8 7EL



mosley jarman



Flat 2 Malvern Court, 58 Ack Lane West, Cheadle Hulme, Cheshire, SK8 7EL

£299,950

A superbly presented and completely refurbished two double bedroom ground floor apartment situated in a popular residential location in a select development of only four apartments. The property has recently undergone a programme of improvements which include; updated communal areas, new UPVC double glazing, new entry system, new bathroom and kitchen, electrical rewire, new combination boiler, redecoration and new flooring. In addition the apartment benefits from LED energy efficient lighting throughout. The accommodation includes; communal entrance hallway, private entrance hallway (with storage cupboards), stunning dual aspect living kitchen (fitted with contemporary matching wall and base units, integrated appliances, breakfast bar, spacious living/ dining area with sliding doors onto the outside composite decked terrace (with glass balustrade) and south facing communal garden), two double bedrooms and a stylish refitted bathroom (with contemporary three piece suite, rain fall shower and porcelain tiled walls and floor). In addition the apartment is offered for sale with no onward chain.

- Two double bedroom ground floor apartment
- Recently undergone a programme of redevelopment
- School catchment area for Hursthead Primary School and Cheadle Hulme High School
- Superbly presented throughout
- Private terrace and access to South facing communal gardens
- Bramhall/ Cheadle Hulme border
- New kitchen and bathroom
- Service charge of £150 per month
- Communal parking & private garage
- No onward chain



The Grounds & Gardens

The apartment is set with pleasant and well maintained communal grounds. The property benefits a large private composite decked terrace accessed off the main living area with in turn provides access to the large South facing communal garden. A driveway to the front provides access to communal parking and private garage.

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 £150 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**

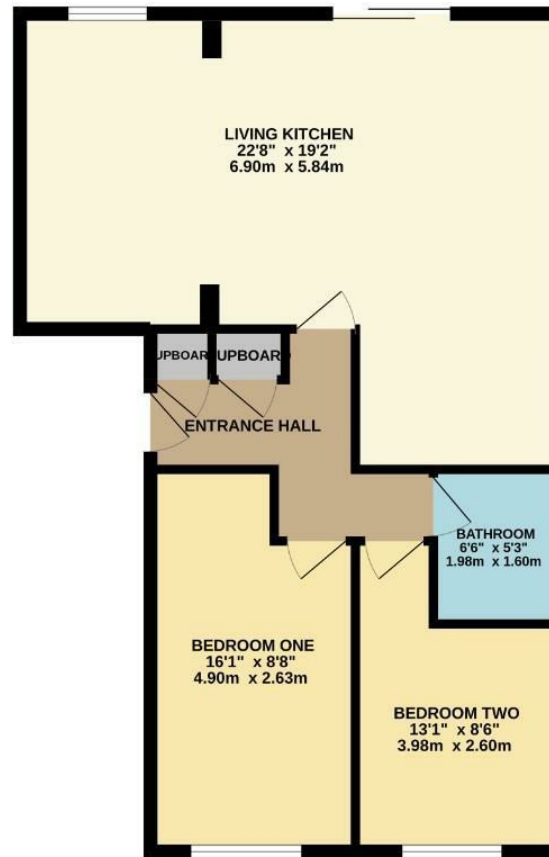
What 3 Words: **living.oppose.solve**

Council Tax Band: **C**

EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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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