



Apt 5 The Pointe Mellor Road
Cheadle Hulme SK8 5AT
Offers Over £150,000





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Available with no onward chain and located on the first floor of a premier modern development, this impeccably presented apartment is ideal for professionals seeking the convenience of central Cheadle Hulme.

The Pointe is situated on Mellor Road, moments from the railway station (direct Manchester service) and within walking distance of local restaurants, pubs, and supermarkets.

The property boasts an impressive open-plan dining, kitchen, and living area featuring a Juliet balcony. The kitchen is fitted with modern cabinetry and a full suite of integrated appliances, including a fridge/freezer, dishwasher, washing machine, oven, and hob.

Accommodation includes a spacious double bedroom served by a contemporary en-suite with a walk-in drench shower. The development itself provides secure intercom entry, passenger lift access, gated rear grounds, and dedicated bicycle storage.

While the property does not include a designated parking space, various local parking options are available. Early internal inspection is highly recommended to appreciate the quality and location of this residence.

- No Onward Chain
- Stylish Modern Apartment
- Open-plan Living Space
- Kitchen with Integrated Appliances
- Juliet Balcony to Rear
- Double Bedroom
- En-Suite Shower Room/WC
- Popular Location
- Close to Amenities & Transport Links

Communal Entrance Hallway & Lobby
With choice of stairs or lift to upper floors.

Private Entrance to Apartment

Open-plan Dining Kitchen/Lounge
14'1 x 14'3
With doors to Juliet balcony.
Access to storage room.

Bedroom
9'11 x 8'4

En-Suite Shower Room/WC
3'10 x 7'0

Externally
Gated access to rear of development, with bike store.
Please note: This property does not have a parking space in the car park.

Leasehold Information
116 years of a 125 year lease remain, which commenced on 01/01/2018 and ends on 01/01/2143.
Service Charge: £648.11 for 6 months Jan to end of June 2026 = £108.02 pcm/£1,296.22 pa
Ground Rent: £134 (All figures provided by owner).

Tenure: Leasehold
Council Tax: Stockport B





The Pointe, Mellor Road

Approximate Gross Internal Area
325 sq ft - 30 sq m

Juliet
Balcony



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

Lettings (1st Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(56-68) D	(56-68) D	(56-68) D	(56-68) D
(43-55) E	(43-55) E	(43-55) E	(43-55) E
(31-42) F	(31-42) F	(31-42) F	(31-42) F
(1-30) G	(1-30) G	(1-30) G	(1-30) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
Current	Current	Current	Current
Potential	Potential	Potential	Potential

