



Hatters Court, Stockport, SK2 6QZ



Offers
over

£175,000



Property Details

Hatters Court, Stockport, SK2 6QZ

Key Features

Located within the highly desirable Hatters Court development, this beautifully presented top floor apartment offers spacious and contemporary living, featuring two generous double bedrooms, a modern bathroom, and the added benefit of allocated parking.

The main living space provides a generous area for both seating and dining, with two windows allowing natural light into the room. The room has wood-effect flooring, a feature wall and access to the fitted kitchen.

The kitchen comprises a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer, electric hob, oven with extractor hood, and integral fridge/ freezer and washer. Additionally, there is space for a dining table, making this a practical space for everyday use.

The property offers two well-proportioned bedrooms, both overlooking the surrounding communal areas and greenery. The impressive main bedroom is particularly spacious and features a fitted wardrobe. Two windows fill the room with natural light, creating a bright, airy and spacious feel.

The second double bedroom is currently arranged as a home office, demonstrating the flexibility of this apartment.

The bathroom has been recently styled with contemporary grey wall tiling and includes a white bath with overhead shower, glass shower screen, wash hand basin and WC. Black fixtures and fittings provide a modern look and feel.

The apartment is conveniently located for access to Stockport town centre, where a range of shops, restaurants, cafés and other amenities can be found. Merseyway Shopping Centre, Stockport Market and Stockport railway station are also within easy reach.

- Top floor two-bedroom apartment
- Well-presented throughout
- Spacious living and dining area
- Modern fitted kitchen with integral appliances
- Contemporary modern bathroom
- Communal parking and landscaped grounds
- Close to local amenities

OPEN PLAN LOUNGE/ KITCHEN/ DINING ROOM

A spacious open-plan living and dining area featuring wood-effect flooring, a feature wall and two windows overlooking the communal grounds. The room provides ample space for both lounge and dining furniture and connects directly to the kitchen. A modern fitted kitchen with a range of wall and base units, contrasting work surfaces and tiled splashbacks. Features include a stainless steel sink and drainer, electric hob, oven, extractor hood, Integral fridge/ freezer and washer included.

BEDROOM ONE

A well-proportioned double bedroom with fitted storage and two double glazed windows providing views towards the surrounding communal areas and mature woodland.

FAMILY BATHROOM

A contemporary modern bathroom fitted with a white bath and overhead shower, black-framed glass shower screen, wash hand basin and WC. The room features grey wall tiling and modern black fixtures and fittings.

BEDROOM TWO

A versatile second double bedroom currently arranged as a home office, with a window overlooking the surrounding grounds.

Material Information

Part A-Key Facts
Tenure: Leasehold
Lease Length: 250 years from 1 June 2004
Lease Remaining: Approx. 228 years
Ground Rent: £150 per annum
Annual service charge: £2,126.96
Council Tax Band: Band B
EPC Rating: B

Part B-Property Details:
Top Floor Apartment
Bedrooms: 2
Bathrooms: 1
Reception Rooms: 1
Parking:
One allocated parking space
One visitor permit included
Heating: Gas central heating
Electricity: Mains electricity
Water & Drainage: Mains water supply/mains drainage

Part C-Additional Information:
Flood Risk: Low
Broadband: Standard, Superfast & Ultrafast Available
Storm/Fire Damage: N.A
Alterations to Property
Structural: N/A

AML
Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



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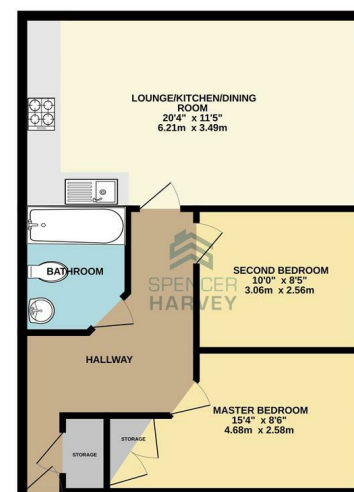
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TOP FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, divisions, rooms and any other details are approximate and no responsibility is taken for any error. Information is for reference only. The plan for the property is shown as a guide only and is not to be relied upon for any purpose. The services, systems and appliances shown here are not to be relied upon and no guarantee is given in respect of their condition or efficiency. See the plan for details of the property.

COUNCIL TAX BAND:

B

TENURE:

Leasehold

EPC RATING:

B

LOCAL AUTHORITY:

Stockport