



John Mellor

Flat 7a Tatton Court, Derby Road, Heaton Moor, Stockport  
SK4 4NL

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We are pleased to be able to offer for sale this delightful TWO BEDROOM GROUND FLOOR retirement apartment which occupies a fantastic position within the development and further benefitting from a patio door in the lounge leading out on to the well kept rear garden area. Rooms include a hall with a storage cupboard, a lounge with the patio door, a kitchen, two bedrooms and the bathroom which has a white suite and corner shower cubicle.



Tatton Court was built in 1988 with retirement in mind for the over 60's and has lift and stair access to all floors, a communal lounge, a library area, laundry room, visitor suites for hire, a house manager and a secure entry system to both the front and rear entrances. In addition there are beautifully tended communal garden areas as well as the bowling green. The current level of service charge is £2935.40 per annum (£244.62 per month) together with a yearly ground rent of £446.70 per annum payable in two halves. Leasehold for remainder of a 125 year term from 1988. Council tax band B.

[www.john-mellor.co.uk](http://www.john-mellor.co.uk)

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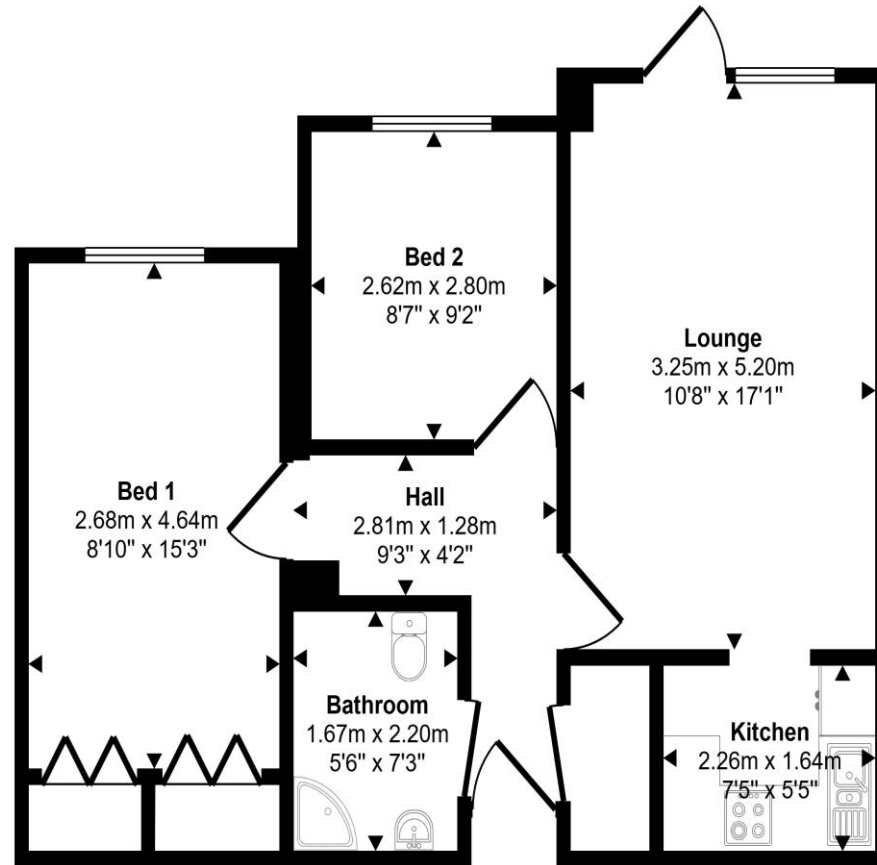
0161 442 4142

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
56 sq m / 607 sq ft



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.