



Flat 1 Wesley Court Cavendish Road, Heaton Mersey, Stockport, SK4 3DP

70% Shared ownership £140,000

- Delightful TWO Bedroom Ground Floor Retirement Apartment
- Modern Fitted Kitchen and Shower Room
- Exceptionally Well Presented and Maintained Throughout
- Pleasant Communal Gardens & Two Carparks
- 70% Shared Ownership £140,000
- Strictly For The Over 55's NO VENDOR CHAIN

Flat 1 Wesley Court Cavendish Road, Heaton Mersey SK4 3DP

Superbly Presented TWO Bedroom Ground Floor Apartment. 70% Shared Ownership Strictly For The Over 55's.

Modern Fitted Kitchen with Integrated Appliances. Refitted Shower Room with Modern White Suite. Delightful and Spacious Lounge Overlooking the Communal Gardens.

Finished to a High Standard. Communal Gardens and Two Car Parks. No Vendor Chain.

MUST BE VIEWED TO APPRECIATE EVERYTHING THIS CHARMING PROPERTY HAS TO OFFER.



Council Tax Band: B



Joules are privileged to bring to the market this impressive two bedroom ground floor retirement apartment situated within the popular development of Wesley Court. Being sold as a 70% share of ownership and strictly to the over 55's . (please note £140,000 is for 70% share with shared ownership)

Conveniently located just off Didsbury Road and being close to the centre of Heaton Mersey with all its amenities including excellent restaurants, public houses and coffee shop along with doctors, dentist and chemist. Didsbury Road also offers public transport facilities and motorway connections.

This beautifully presented and well appointed apartment briefly comprises: Private entrance hall, spacious lounge, modern fitted kitchen, two good sized bedrooms and a modern shower room and is ideally suited to the discerning buyer.

Wesley Court offers a secure entry system, shared laundry room and a separate guest suite should you wish for visitors to stay (charges apply)

Service charge is £187.06 per month

Leasehold with a 99 year lease. Surrender and regranted at point of purchase

No Vendor Chain

**MUST BE VIEWED TO FULLY APPRECIATE EVERYTHING
THIS DELIGHTFUL RETIREMENT APARTMENT HAS TO
OFFER**

Communal Entrance

Communal entrances to both the front and rear car parks.

Private Entrance

14'8" x 5'5" (max)

Entrance hallway with doors to lounge, both bedrooms and shower room. Door to handy storage area. Central heating radiator

Lounge

17'7" x 10'7"

Well presented and tastefully decorated spacious room with double glazed box bay window and further double glazed window both with blinds overlooking the communal gardens. Feature fireplace housing pebble effect electric fire. central heating radiator, wall light point.

Entry phone system, sliding door to kitchen

Kitchen

7'0" x 5'5"

Modern refitted kitchen with a range of soft close high gloss fronted units comprising: Black single drainer sink unit with mixer, cupboards below, further base, eye level, pan drawer and standard drawer units. AEG induction hob with cooker hood over. Samsung Smart things electric fan assisted oven and grill. Integrated fridge with freezer compartment. Wall cupboard housing Vaillant EcoTec Pro28 boiler. Marble effect work surfaces with matching upstands, tiled splashbacks. Double glazed window with blind overlooking the communal garden

Bedroom One

17'7" x 10'0"

Good sized principle bedroom fitted with a full range of bedroom furniture comprising: five double wardrobes, two bedside cabinets, shoe rack, dressing table area with 8 drawers and one cupboard below, matching unit with a cupboard and two drawers. Feature panelled headboard wall. central heating radiator, double glazed window with blind overlooking the communal garden.

Bedroom Two

11'6" x 8'9"

Further double bedroom, currently utilised as a dining room. Double glazed window with blind to the communal garden. central heating radiator, wall lights

Shower Room

6'4" x 5'4"

Modern white suite comprising: Large corner shower unit with shower, vanity wash hand basin with mixer tap cupboard below, low level WC. Fully tiled floor and walls, chrome heated towel radiator. extractor fan. Wall mounted mirror.

Outside

Sat in pleasant landscaped and professionally tended grounds with two resident car parks.

Communal Laundry

Situated at ground floor level

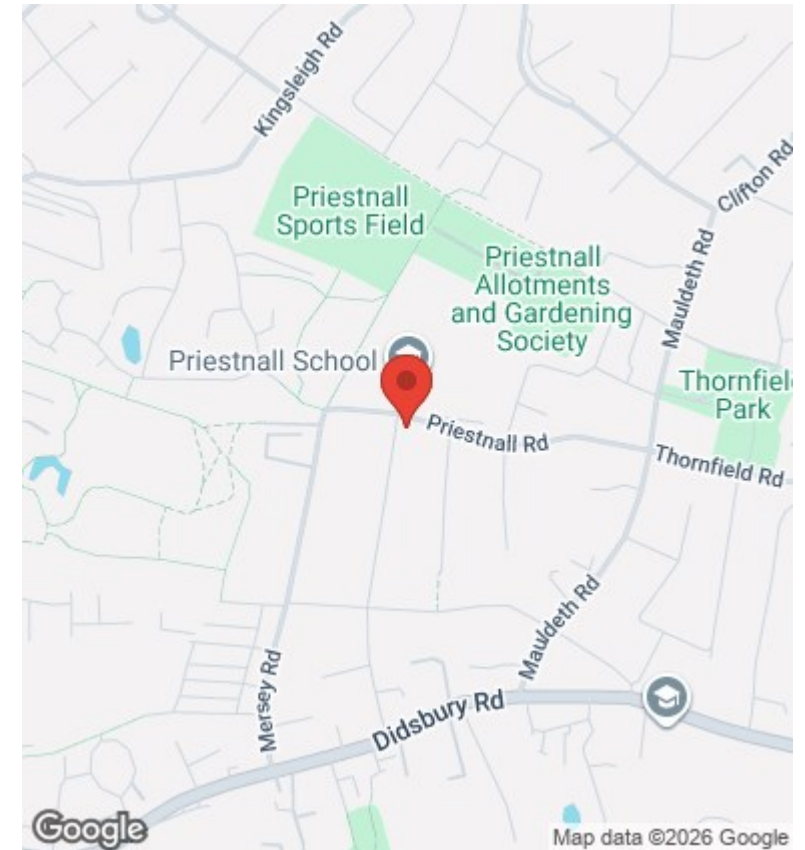




1ST FLOOR 616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.2 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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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	