

Cooper Court, Cooper Street, Stockport

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Offers over **£175,000**







Cooper Court, Cooper Street, Stockport

Property Details

An exciting opportunity to secure a two-bedroom ground-floor apartment at Cooper Court, Cooper Street, Hazel Grove, Stockport, expected to launch by the end of November 2026.

Key Features

- Two-Bedroom Ground Floor Apartment
- Principal Bedroom With En-Suite Shower Room
- Open-Plan Living, Dining And Kitchen Area
- Separate Family Bathroom
- Allocated Parking Space

The accommodation comprises two bedrooms, including a principal bedroom with its own en-suite shower room, alongside an open-plan living, dining and kitchen area and a separate family bathroom. The property also benefits from useful hallway storage.

Whether you are taking your first step onto the property ladder, looking to downsize or searching for your next move, this apartment is well worth adding to your viewing list.

Interested in finding out more? Contact Spencer Harvey to register your interest, be among the first through the door and arrange a viewing for early December.

Please check back for further images and additional property details ahead of the full launch.

Material Information

Part A – Key Facts
Tenure: Leasehold (136 years remaining)
Service charge: £1,979.88 per annum
Ground rent: £170 per annum
Council Tax Band: B
EPC Rating: C

Part B – Property Details
Bedrooms:2
Bathrooms:2
Parking: Allocated parking space (1 space), located at the side of the building.
Heating: Gas central heating.
Electricity: Mains electricity.
Water & Drainage: Mains water and drainage.

Part C – Additional Information
Flood Risk: Low
Storm/Fire Damage: N/A
Alterations to Property: No significant alterations reported.
Structural: N/A

Broadband & Mobile Network Coverage

Broadband availability includes standard speeds of up to 6 Mbps, superfast speeds of up to 80 Mbps and ultrafast speeds of up to 10,000 Mbps, with good availability across all types. Networks in the area include Netomnia, Openreach and 4th Utility.

Anti-Money Laundering

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.

SPENCER HARVEY

At Spencer Harvey, we are delighted to say that we are independent estate agents, which means that we will put your needs first at all times. If you want to learn more about why we are amongst the fastest growing independent estate agents in Manchester, please get in touch to arrange an appointment.



Contact Us

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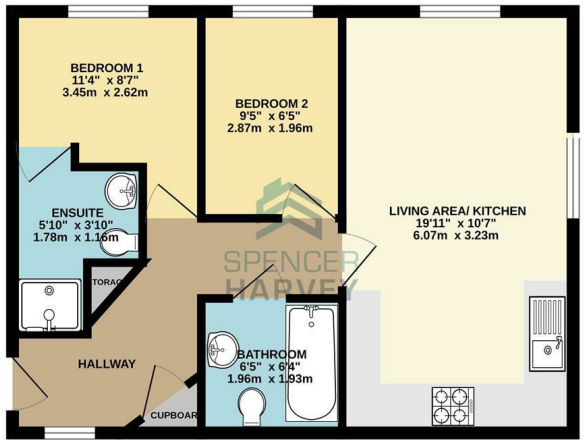
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OR SEND US A MESSAGE



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 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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COUNCIL TAX BAND: B	TENURE: Leasehold
EPC RATING: C	LOCAL AUTHORITY: Stockport