

Flat 18 Tatton Court, 35 Derby Road, Heaton Moor, Stockport, SK4 4NL

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Guide Price £240,000







A superbly situated two bedroom ground floor retirement apartment boasting a delightful outlook over the bowling green and affording a patio door out on to a garden area directly in front of it. The flat is double glazed, has state of the art Fischer heaters and the water is heated by a modern multipoint system. Rooms include an L-shaped hall with excellent sized storage cupboards off, a bright and airy lounge with the bowling green outlook, a modern fitted kitchen, two double bedrooms (both with the bowling green view) and a shower room.







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. Leasehold for 125 years from April 1988 with a ground rent of £558.36 per annum which is paid in two halves of £279.18. Council tax band C. The service charge is £1,586.67 payable in March and September as two payments i.e. total for year £3,173.34 (£264.44 pcm). No chain involved.

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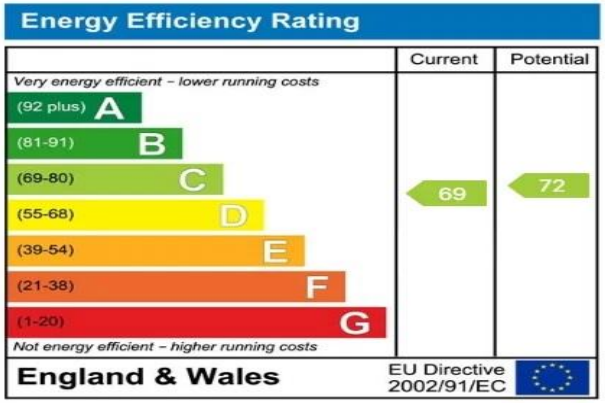
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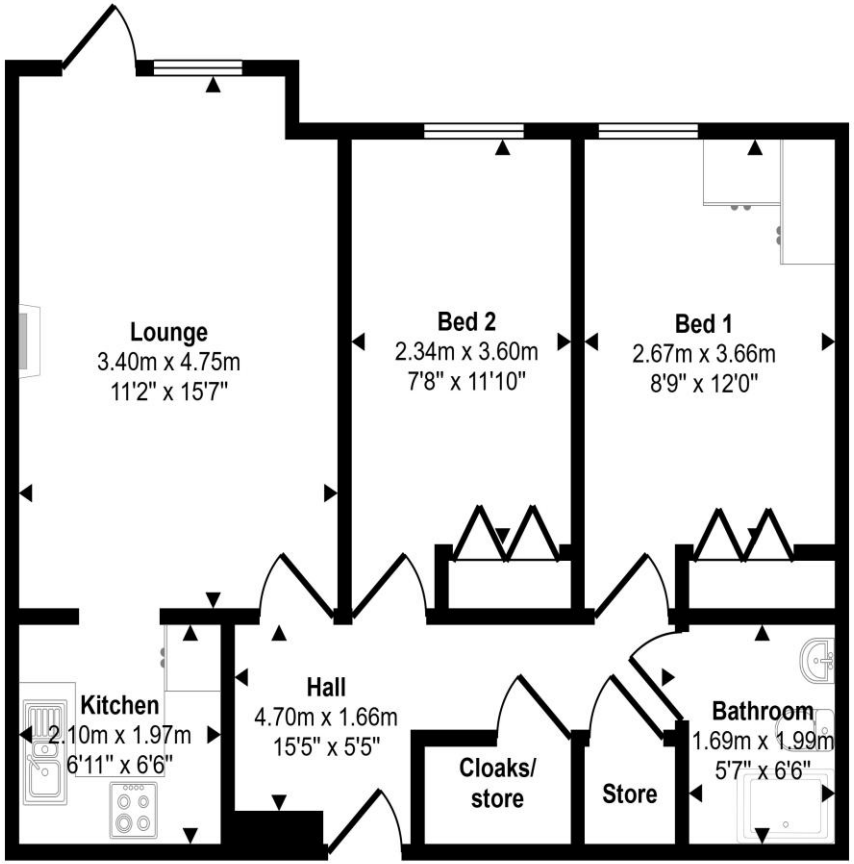
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Approx Gross Internal Area
57 sq m / 612 sq ft



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.

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