



Flat 16 Alison Court, 4 Clifton Road, Heaton Moor, Stockport
SK4 4DD

JohnMellor



Must be viewed! A delightful bright and airy studio flat situated in a most attractive development which has always been popular and within walking distance of local amenities including bars, restaurants, cafes, shops and the boutique Savoy cinema. For the commuter Heaton Chapel train station is just a 0.6 mile walk away and operates into both Stockport and Manchester centres. Buses also run regularly along both Clifton Road and Heaton Moor Road. The tastefully decorated accommodation is gas centrally heated and upvc double glazed. There is a spacious lounge with a recessed bed area off, a large walk in storage cupboard/wardrobe, a modern kitchen and a bathroom with a white suite.

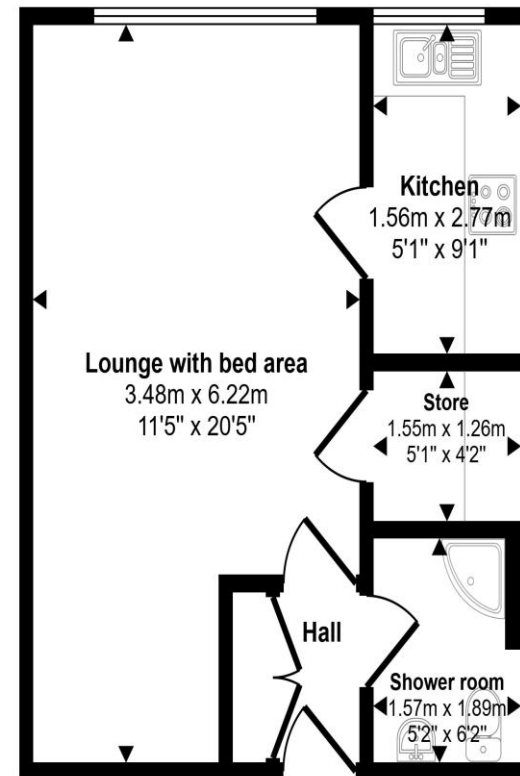


The aspect from the flat is particularly pleasant with views over the houses to the rear looking towards the hills and over beautifully maintained communal gardens. The current level of service charge is £155.28 per calendar month and this includes the cost of the hot water and gas central heating which is powered by a communal boiler located in the basement. The development is also long leasehold for the remainder of a 999 year term from 1982 with a ground rent of £5.00 per annum. Council tax band A.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	65	72
	EU Directive 2002/91/EC	

Approx Gross Internal Area
32 sq m / 348 sq ft



Second 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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