



John
Mellor

21 West Meadow, Reddish, Stockport, SK5 6XR

JohnMellor



No chain involved! A most attractive and spacious two bedroom flat situated on the first floor and located on a very pleasant modern estate of varying house styles. The accommodation is in need of some updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. The flat is self contained, having its own entrance door, which leads to a private hall with stairs up to a landing in turn leading to the lounge which opens into a dining area, a modern kitchen and then the inner hall (with access to loft storage) leads to the two bedrooms and the shower room.

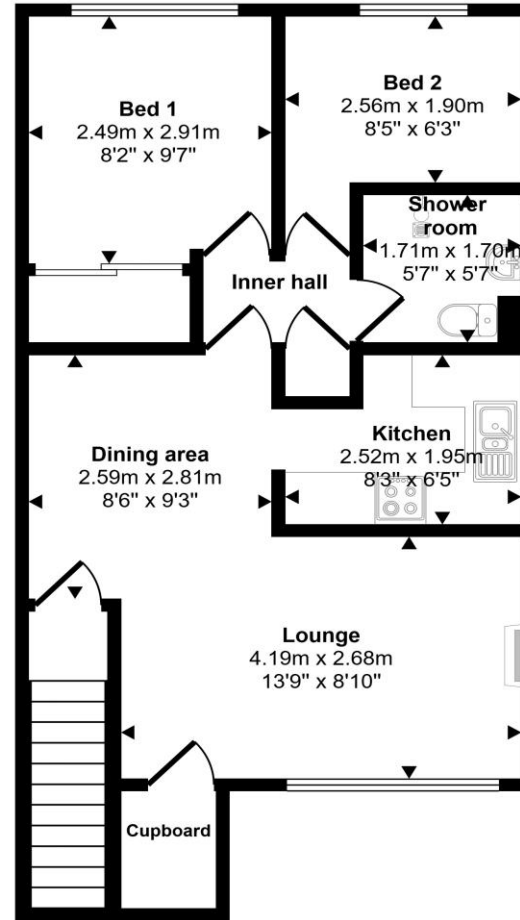


The windows are upvc double glazed and gas central heating is installed and powered by a Worcester combination boiler. In addition there is a small front garden area belonging to the flat as well as a parking space in the parking area to the rear of the flat. West Meadow is just a 0.9 mile walk from Reddish North train station which operates into Manchester Piccadilly and Reddish Vale Country Park is also just a few minutes stroll away. The flat is leasehold for the remainder of a 125 year term from 1977 with a ground rent of £10.00 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	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
49 sq m / 523 sq ft



First 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.