



## Apt 7, Prospect House, 20 Mellor Road

47% SHARED OWNERSHIP £126,900 Leasehold

SHARED OWNERSHIP 47% with option to buy more • FIRST FLOOR APARTMENT • CHEADLE HULME VILLAGE LOCATION • TWO DOUBLE BEDROOMS, TWO BATHROOMS • TWO MINUTES' WALK TO CHEADLE HULME TRAIN STATION • IMMACULATE APARTMENT • SOUTH FACING BALCONY • OFF-ROAD PARKING AND BIKE STORE

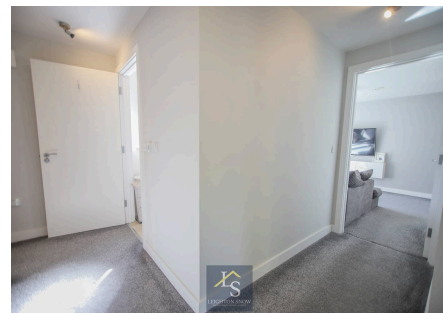
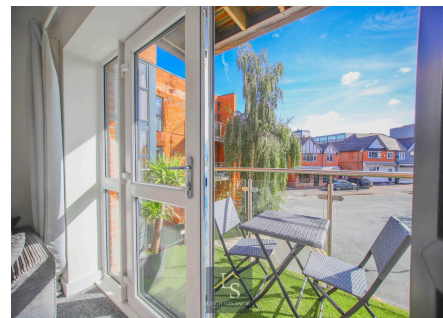


SHARED OWNERSHIP 47%, with the option to buy at 100% (at an increased price, please contact agent). A superb modern and spacious apartment sitting in a central Cheadle Hulme location. Conveniently located a few hundred yards from Cheadle Hulme Train Station as well as all the village's popular shops, restaurants and bars. Two double bedrooms and two bathrooms centre around an open-plan living room and kitchen with a charming south-facing balcony. In turn-key condition, this wonderful apartment also offers off-road parking and the option to buy a share at a price point most comfortable with your budget.

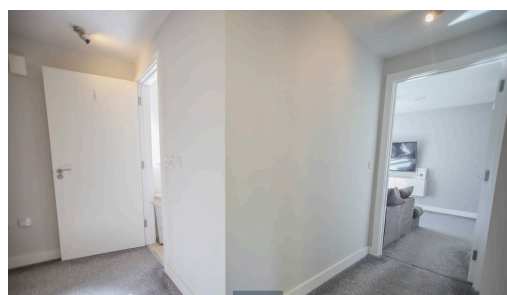
Council Tax band: C

Tenure: Leasehold

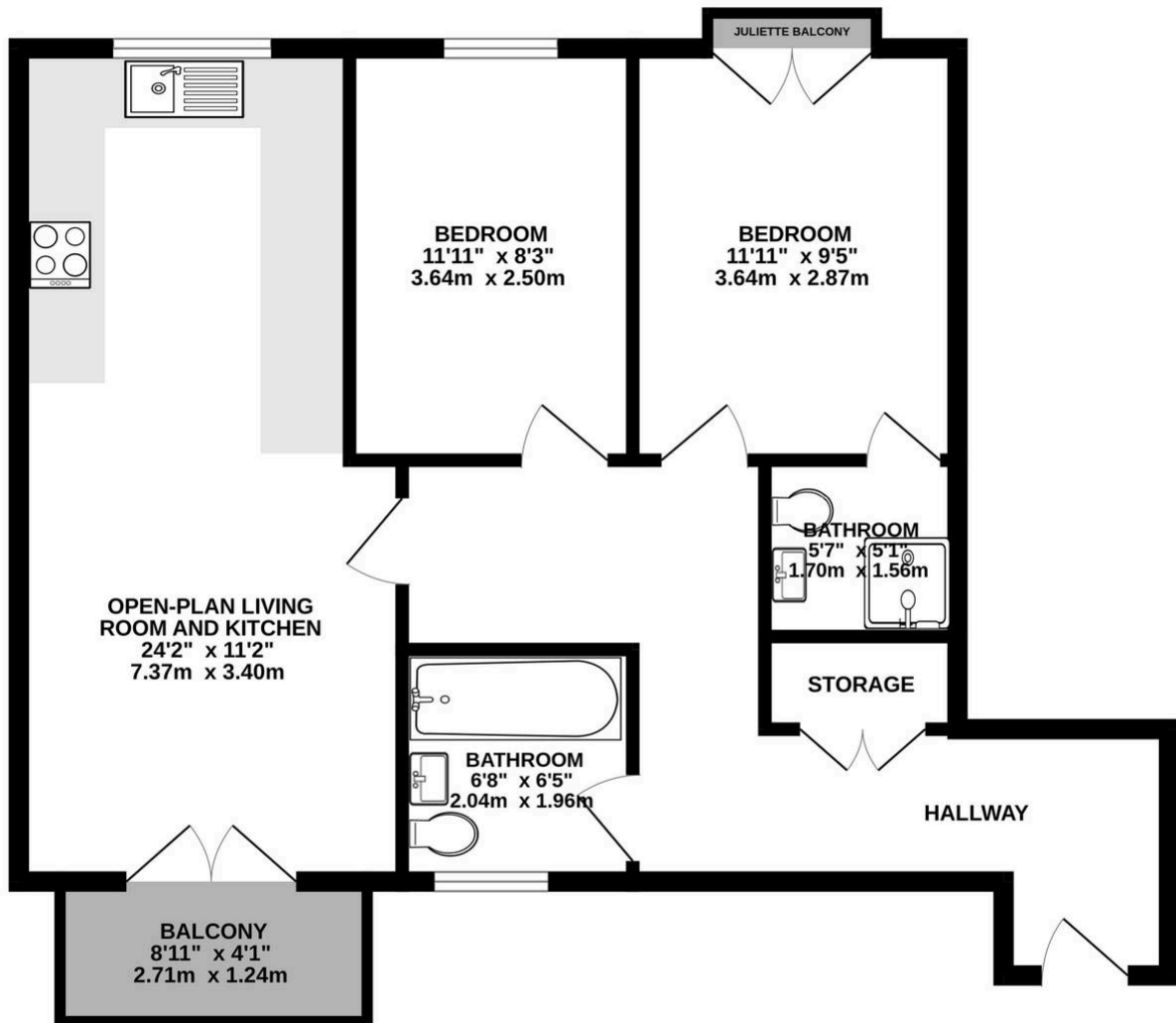
EPC Energy Efficiency Rating: C



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GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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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The standout feature of this apartment has got to be its location. Minutes' walk into Cheadle Hulme village, it has everything on its doorstep from excellent transport links to convenient shops and popular restaurants and bars. Cheadle Hulme is a busy village with links into Manchester City Centre in under 15 minutes, Stockport in under 5 minutes as well as the Peak District National Park in under 45 minutes - options very every adventure! Prospect House is approximately 10 years old and comprises of only 11 apartments in total. Apartment 7 sits on the first floor with lift and stair access. A well-kept communal area offers floor to ceiling windows and allows access to the apartment. There is a spacious hallway that offers plenty of room for coats and shoes and boasts a double storage cupboard. At the top of the hallway is the open-plan living room and kitchen. This is a dual-aspect room with double doors opening on to a charming balcony with a south-facing aspect overlooking Mellor Road - the perfect spot for people-watching whilst having your morning coffee. The bedrooms are both doubles with the master further benefiting from a Juliette balcony and en-suite shower room. The main bathroom provides a bath with shower over, wash hand basin and WC.

Externally there is parking for one car as well as a large bike storage and communal bins.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*

