



Flat 6 Tatton Court, 35 Derby Road, Heaton Moor, Stockport
SK4 4NL

JohnMellor



Must be viewed! A superb one bedroom LARGER STYLE GROUND FLOOR RETIREMENT apartment offered for sale with no chain and having recently undergone a rigorous schedule of improvement to provide a fantastic home with the added benefit of a patio door onto the rear garden area. This bright and airy apartment has been newly redecorated, benefits from new flooring, a new kitchen, a delightful shower room and has upvc double glazing with tilting and fully opening windows and is warmed by electric heating. The flat also has a modern multi point water heating system.



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. The current level of service charge is approximately £1150.00 per annum (£191.66 per month) together with a yearly ground rent of £446.70 per annum payable in two halves. Council tax band B.

www.john-mellor.co.uk

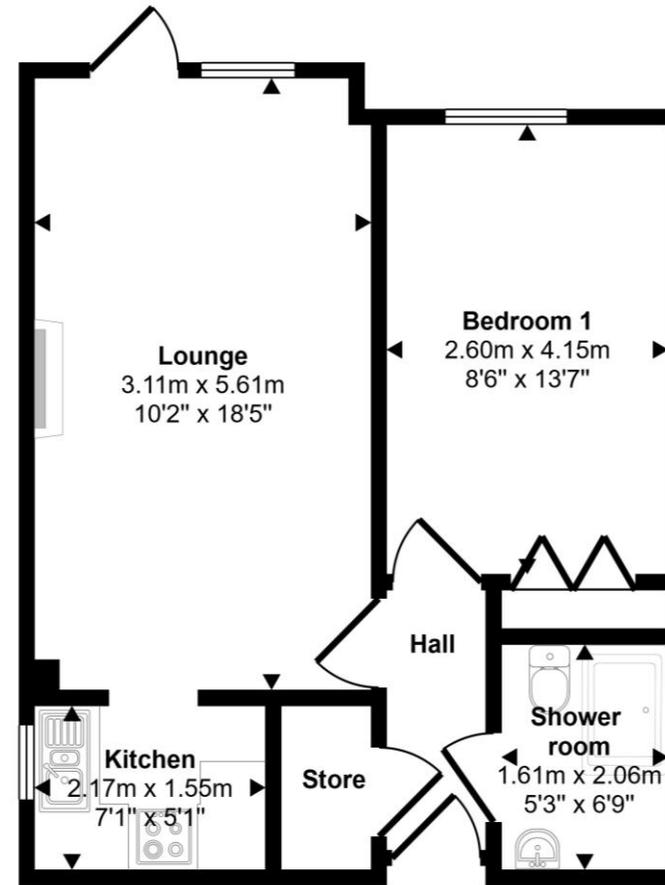
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Approx Gross Internal Area
42 sq m / 449 sq ft



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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