



Hatters Court, Stockport, SK1

Offers Over £160,000

Leasehold

Hatters Court, Stockport, SK1

**** NO ONWARD CHAIN **** Situated in the sought-after development of Hatters Court in Stockport, this well-presented two-bedroom, two-bathroom apartment occupies a desirable top-floor position, offering both privacy and an abundance of natural light.

Upon entering the property, you are welcomed by a spacious entrance hallway, complete with a convenient telephone intercom system.

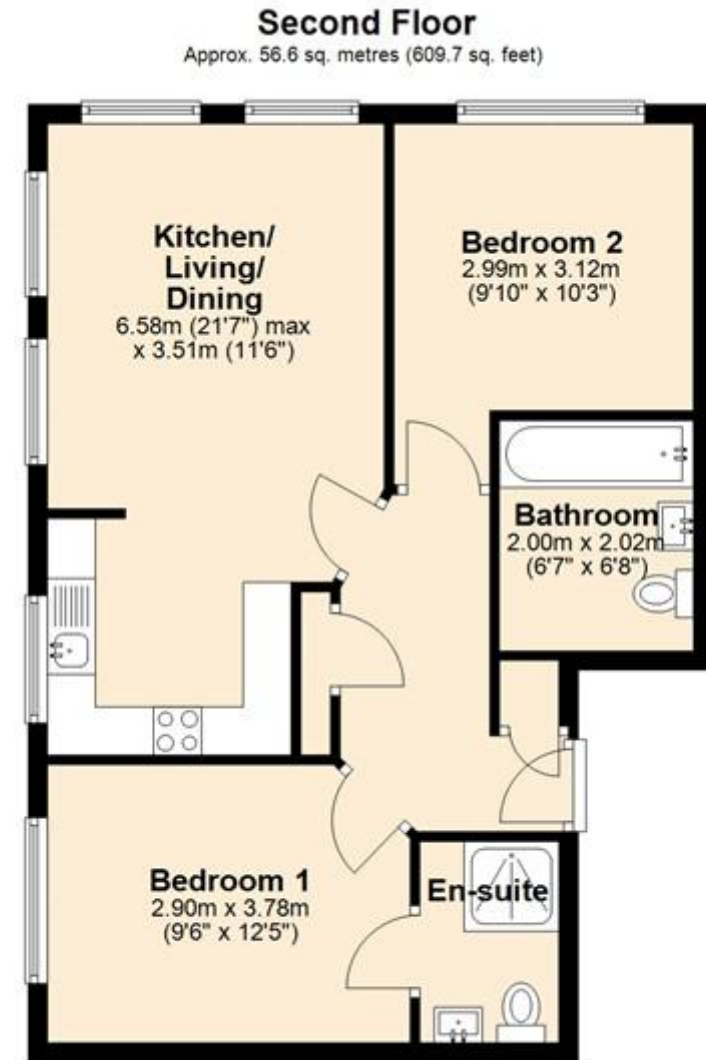
The heart of the home is the impressive open-plan living space, enhanced by four windows that flood the room with natural light and provide ample space for both comfortable seating and dining areas.

The kitchen is thoughtfully designed and fitted with a range of base and eye-level units, complemented by a selection of integral and freestanding appliances.

The main bedroom is generously proportioned and benefits from two windows, creating a bright and airy atmosphere. It also features a modern en-suite bathroom for added convenience. The second bedroom is a further well-sized double, ideal for guests, family, or home office use. A contemporary family bathroom completes the accommodation, fitted with a three-piece suite.

Externally, the property is set within well-maintained communal grounds, providing a pleasant environment for residents with allocated parking. The location is highly convenient, being within walking distance of Stockport Town Centre, as well as close to local train stations and major motorway networks, making it ideal for commuters and those seeking easy access to surrounding areas.

- Leasehold
- 250 years from 1 June 2004
- Ground Rent £150 pa
- Service Charge £1824.68 (July 25 - June 26)
- EPC GRADE C
- Council Tax Band B



Total area: approx. 56.6 sq. metres (609.7 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.