



Flat 1 Willowmead Court, 65 Heaton Moor Road, Heaton Moor,  
Stockport, SK4 4JY

JohnMellor





Must be viewed! It is with great pleasure that we offer for sale this delightful TWO BEDROOM GROUND FLOOR FLAT which forms part of a small select development on Heaton Moor Road and further benefitting from parking and a garage to the rear. The spacious bright and airy accommodation is self contained, neatly laid out and includes a porch, a large lounge with a dining area leads to an inner hall which in turn leads to the kitchen, two bedrooms and the refitted shower room. The flat is warmed by gas central heating which combines with upvc double glazing to provide a very respectable C energy rating.





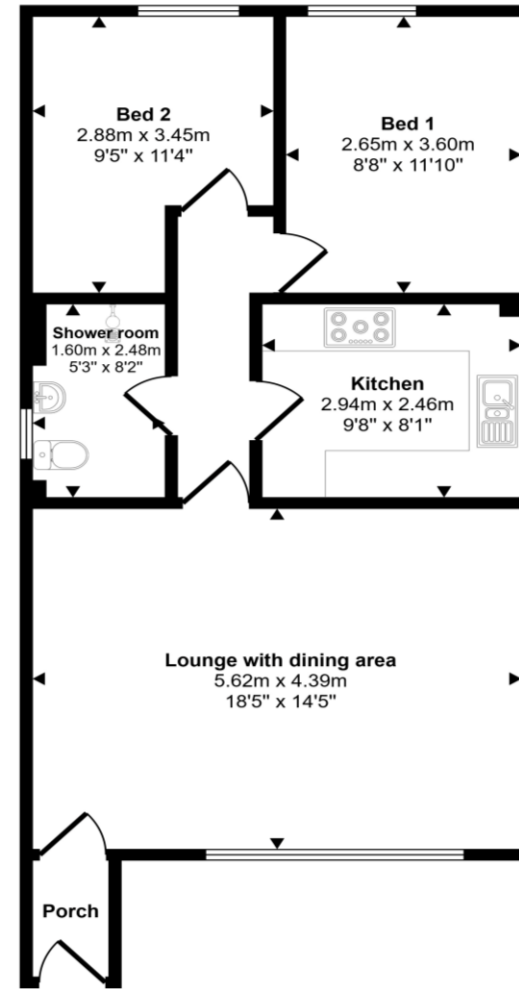
The development stands in well maintained communal gardens and our vendor particularly enjoys the area directly behind the flat where they have enjoyed having a table and chairs to make the most of the peace and privacy. Willowmead Court is ideally placed for local amenities catering for most of the everyday wants and needs together with bars, restaurants, cafes and a frequent bus service. In addition Heaton Chapel train station is just a 0.4 mile walk away and operates into both Stockport and Manchester centres. Service charge is £162.00 per calendar month. Leasehold for the remainder of a 499 year term from 1972 with a ground rent of £20.00 per annum. Council tax band C.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
62 sq m / 666 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.

# JohnMellor

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