

Flat 53 Tatton Court, 35 Derby Road, Heaton Moor, Stockport, SK4 4NL

John Mellor

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Guide Price £117,500







No chain involved. A purpose built one bedroom retirement apartment occupying an excellent position within the development overlooking Derby Road (the sunny outlook) and just a few strides away from the lift which serves all floors. Rooms include a hall with storage off, an excellent lounge, a kitchen, a double bedroom and a bathroom. The flat is double glazed, having tilt and turn windows, and is warmed by electric heaters.







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 £1,462.00 per annum (£121.83 per month) together with a yearly ground rent of £446.70 per annum payable in two halves.

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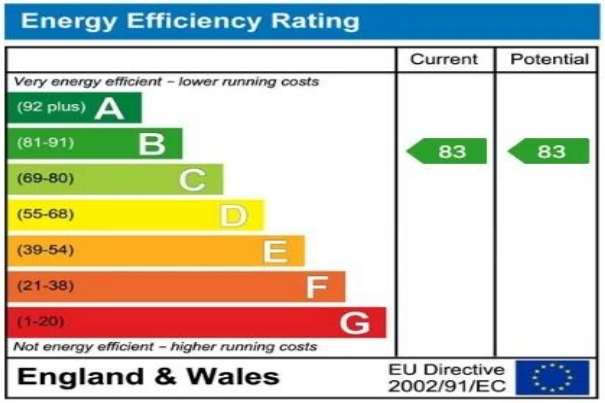
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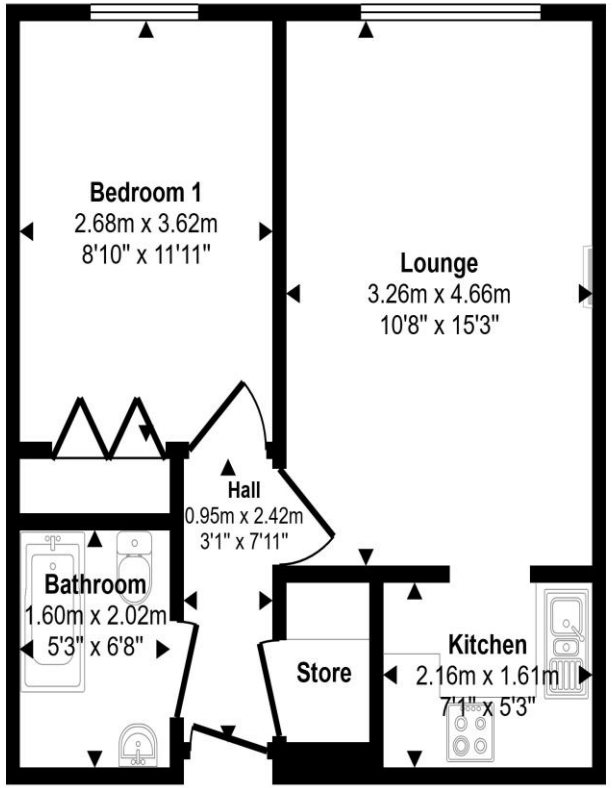
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Approx Gross Internal Area
39 sq m / 416 sq ft



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.

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