



Flat C, Milwain House Leegate Road, Heaton Moor, Stockport, SK4 4BJ

Guide Price £160,000

- Ground Floor Apartment
- Modern Kitchen & Bathroom
- Sought After Location
- Views Overlooking the Rear Gardens
- Communal Gardens & Parking
- Must Be Viewed
- One Double Bedroom
- No Vendor Onward Chain

Milwain House Leegate Road, Stockport SK4 4BJ

Occupying a Delightful Ground Floor Position Overlooking the Rear Communal Gardens. Double Glazing and Underfloor Heating.
One Double Bedroom. Spacious Lounge/Dining Room. Modern Kitchen and Bathroom with White Three Piece Suite.
Communal Gardens and Parking. Convenient for All Local Amenities, Heaton Chapel Railway Station and Public Transport.
NO VENDOR ONWARD CHAIN !



Council Tax Band: A



Joules bring to the market this ground floor apartment occupying a fantastic position overlooking the communal gardens to the rear and situated in the ever popular area of Heaton Moor renown for its excellent eateries and independent bars and shops. Heaton Chapel Railway Station and public transport links are also close by.

This apartment briefly comprises: Private hallway, good sized lounge with large window providing good natural light and views over the rear communal gardens, recently refitted kitchen with a range of white units, double bedroom again overlooking the rear gardens, and modern bathroom with white three piece suite.

The property is warmed by underfloor heating and offers double glazed windows.

Externally the development has communal gardens to the front distancing it from the road. To the rear are further lawned gardens and there is ample off-road parking for residents only.

Communal Entrance

Communal entrance with entry phone system

Private Entrance

Recently renewed Fire door. 'L' shaped hallway, overhead meter cupboard over the entrance door, further handy overhead storage cupboard and door to airing cupboard housing water tank and cylinder also with shelving for storage. Doors to all rooms.

Lounge/Dining Room

14'9" x 11'11"

Spacious room with large double glazed window providing a light and airy ambiance and overlooking the communal gardens.

Kitchen

11'11" x 5'9"

Kitchen with a range of fitted units comprising: Single drainer stainless steel sink unit with cupboard below, further base, drawer and eye level units with under unit display lighting. Slot in electric cooker. Plumbed and access for an automatic washing machine, recess for a fridge/freezer. Wood block effect work surfaces incorporating a breakfast bar, tiled splashbacks. Double glazed window to the side elevation

Bedroom

11'4" x 10'11"

Spacious double bedroom with large double glazed window providing a light and airy ambiance and overlooking the communal gardens.

Bathroom

7'8" x 6'6"

Refitted bathroom with white three piece suite comprising: Panelled bath with Triton shower over and shower screen. Low level WC and pedestal wash hand basin. Tiled walls, mirror fronted bathroom cabinet, chrome heated electric towel radiator.

Outside

Well tended communal gardens to the front and rear of the development.
Communal parking

TENURE

Leasehold - length of lease remaining - 164 years.

Service Charge : £1440 per annum. £360 paid every quarter.

Ground Rent : To be confirmed by vendor

Council Tax Band A -

Council : SMBC

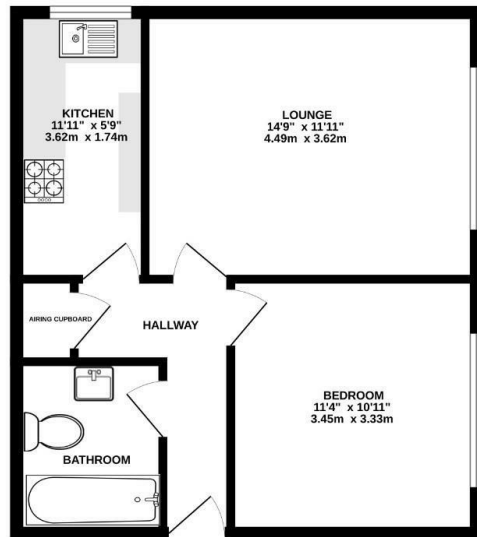
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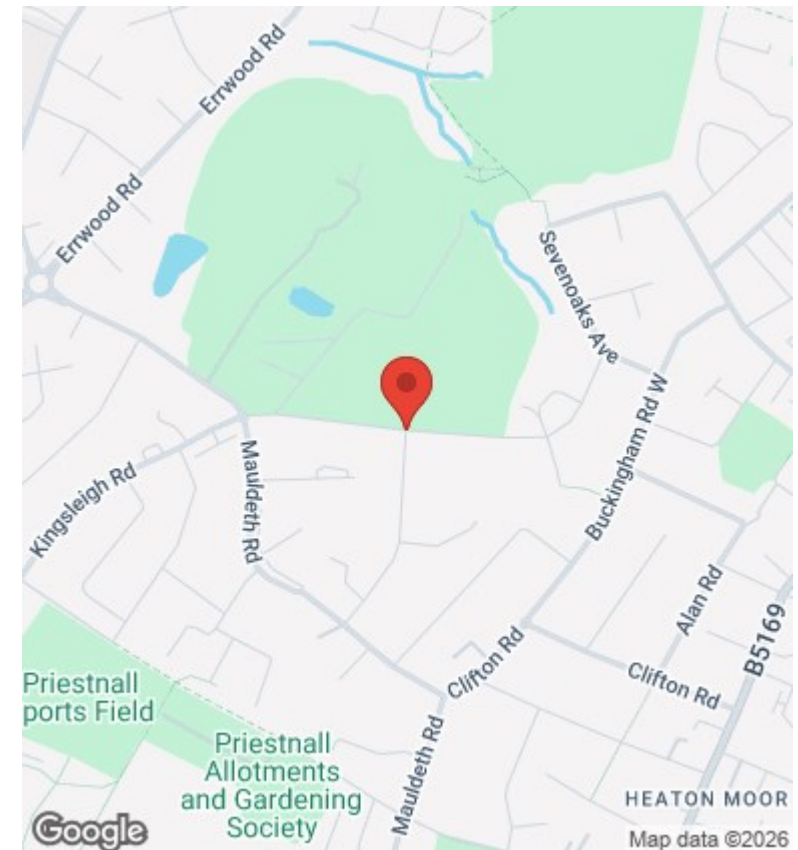




GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq ft. (44.0 sq m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or operation. All measurements are to the face of the walls.



Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 