

Roger W Dean & Company Ltd
218 Finney Lane
Heald Green
Cheadle, Cheshire
SK8 3QA
Tel: 0161 437 0711
Email: carole@roger-dean.co.uk



Visit our web site – www.roger-dean.co.uk

Apartment 7, Beech House 2 Lauriston Close, Sharston



‘A Two Double Bedroomed Ground Floor Apartment with Two Bathrooms ’

- Electric heating
- No onward chain
- Entry phone system
- Lounge
- Fitted kitchen
- Main bedroom with en-suite shower room
- Bathroom/wc
- Allocated and gated car park
- Lifts and stairs to all floors
- Close to transport links
- uPVC double glazed window
- EPC rating C

Price: £140,000

Situated within a gated modern complex this two bedroomed ground floor apartment will make an ideal first time or investor buy. The apartment offers an entry phone system, entrance hall, lounge which is open to a newly fitted kitchen with appliances, bedroom with an en-suite shower room plus further bedroom and a bathroom/wc. The location is convenient for a wide range of amenities on offer in the vicinity, within a radius of a mile or so are shops/markets at Civic Centre, leisure/entertainment facilities at The Forum and The Woodhouse Park Lifestyle Centre, business parks/office centres at Simonsway, Ringway Road and Styal Road, Manchester International Airport (hotels/rail station), access to the national motorway network, Metrolink tram system, train travel from Manchester Airport, Heald Green and Gatley stations with connections to the InterCity network, schools and the hospitals at Wythenshawe. Manchester and Stockport are some nine/six miles distant respectively, both providing a more comprehensive selection of leisure/entertainment recreational opportunities catering for the majority of tastes. Call our Heald Green office to arrange an appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane turn right onto Styal Road continuing onto Park Road, turn left at the traffic lights onto Altrincham Road, at the traffic lights turn right and first right onto Freshpool Way where High Beeches will be found on the left hand side.

Accommodation

Entry phone system, door to:

Communal entrance hall

Lifts and stairs to all floors, individual post boxes

Hardwood door to Flat 7

Entrance hall

10'11 x 4'1 Entry phone system, electric radiator, power points, laminate flooring, storage cupboard housing the hot water cylinder and plumbing for automatic washing machine – cloaks hanging and storage space, circuit breaker.

Lounge/fitted kitchen

17'11 (13'2) x 11'11 (8') **Lounge area:** uPVC full length window, electric radiator, power points, tv point, phone point, laminate flooring, open to: **Kitchen area:** Fitted in 2021 with a range of wall, base and drawer units providing storage and working surfaces, stainless steel single drainer sink unit with mixer tap, Candy electric oven, Candy touch plate electric hob with stainless steel extractor hood above, integrated fridge, integrated dishwasher, power points, tiled to work areas.

Bedroom 1

12'6 x 12' (10') Full length uPVC double glazed window, electric radiator, power points, tv point, phone point. Door to:

En-suite shower room

6'6 x 4'10 Fully tiled shower cubicle, pedestal wash basin, close coupled wc, chrome ladder style electric radiator, tiled to splash areas, extractor fan, tiled floor

Bedroom 2

11'6 x 7'3 Full length uPVC double glazed window, electric radiator, power points.

Bathroom/wc

7'2 x 7'1 Fitted suite in white comprising twin grip panelled bath with shower attachment, pedestal wash basin with tiled splash back, close coupled wc, chrome ladder style electric radiator, tiled to splash areas, extractor fan.

Outside

Allocated and gated communal car park plus well maintained communal gardens

Tenure

Leasehold – 139 years remaining

Management Charge

£1563.77 per annum.

Ground Rent

£170.00 per annum approximately

Council Tax

Band B – Manchester CC

Possession

On completion

Postcode

M22 4TZ

Purchase Price

£140,000

Viewing Arrangements

By appointment with the agents.

Mortgages

We refer all of our mortgages to a local firm called Liquid Financial Services Limited, who are directly authorised mortgage brokers. They have access to the whole of the intermediary mortgage market and **do not charge any fees, so everything they do is for free.** You can contact them on 0161 610 2592 or 0161 610 2596.

Note

Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a gas safe registered gas engineer.

