



Flat 8 Oakleigh, 166 Heaton Moor Road, Heaton Moor,
Stockport, SK4 4HD

JohnMellor



Viewing highly recommended! A beautifully appointed and much improved two bedroom first floor retirement flat affording tastefully decorated living accommodation for those of statutory retirement age. The flat is located to the rear of the development (with a front view from the kitchen), rooms are neatly laid out and admittance is by an entry phone system giving access to a good size L-shaped hallway (with excellent storage off) which in turn leads to the excellent sized lounge with feature bay window to the rear, a modern fitted kitchen, two super bedrooms and a very attractive shower room with a white suite, tiled walls and a storage cupboard off housing a Crown Compact Plus water heater.



The flat has upvc double glazing, is heated by individual wall mounted electric heaters and benefits from communal gardens and parking to the rear. Oakleigh is well set back from Heaton Moor Road yet within walking distance of independent local shops, bars, cafes, restaurants, Post Office and the beautiful boutique Savoy Cinema. In addition buses run in to both Stockport and Manchester centres and Heaton Chapel Railway Station is a 0.6 mile walk away. The length of the lease is 125 years from 1987 with an annual ground rent payable of £200. The annual service charge is £2,735.76 (£227.98 per month) which includes maintenance and cleaning of communal areas and buildings insurance. Council tax band B. No chain involved!

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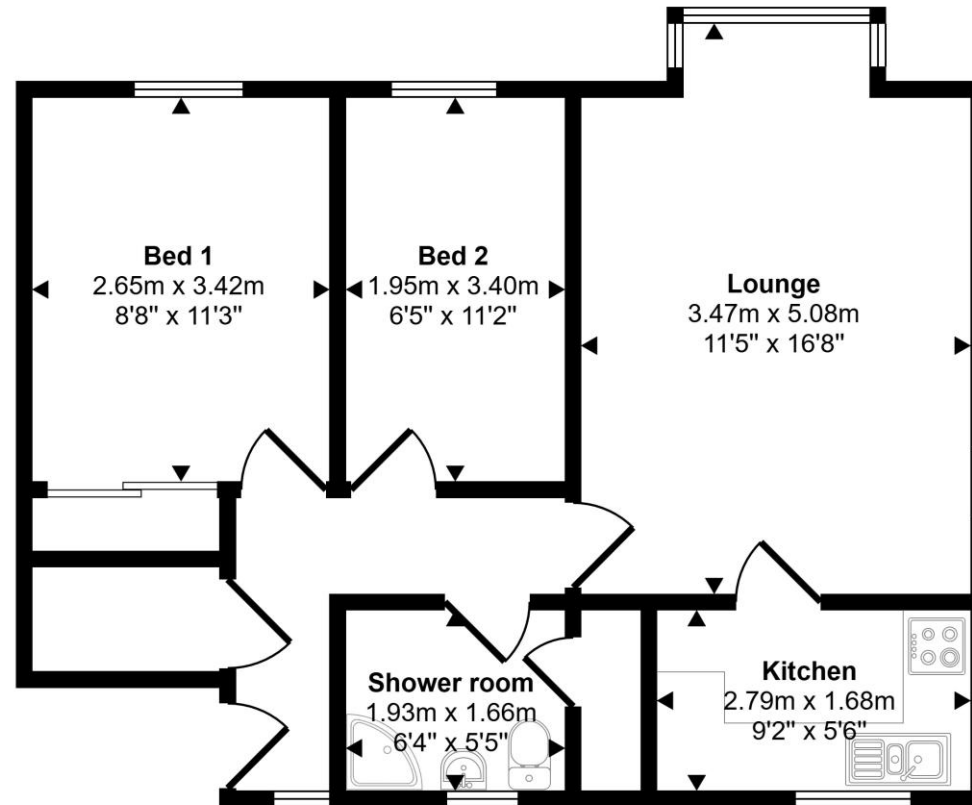
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Approx Gross Internal Area
51 sq m / 549 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.