



# 152 Church Lane

Stockport



£1,200 Per month

3 | 2 | 2

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**SPENCER HARVEY**

PASSIONATE ABOUT PROPERTY



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

## PROPERTY DESCRIPTION

**\*\*AVAILABLE FEBRUARY\*\***

This beautifully presented 3-bedroom, 2-bathroom First floor flat flat is located in the highly sought-after area of Marple, located close to Marple town centre and the Peak Forest Canal.

The property offers modern living with a fully fitted kitchen, complete with white goods, providing convenience and style.

The spacious living area benefits from a Juliette balcony, allowing ample natural light and offering pleasant views. Both bathrooms are contemporary and finished to a high standard.

Ideally situated near local amenities, parks, and transport links, this flat is perfect for professionals, couples, or small families looking for comfort and elegance in a prime location.

The Drive is not included with this flat.

It has an EPC Rating of C and Council Tax Band of D.

### KEY FEATURES

- Available December
- 3 Bedroom apartment
- 2 bathrooms
- On Street parking
- White goods included
- Exceptionally spacious

**LET AVAILABLE DATE:**  
10th December 2024  
**DEPOSIT:** £1,384  
**MIN TENANCY:** Add Text  
**LET TYPE:** Add Text  
**FURNISH TYPE:** Part furnished

**EPC RATING:**  
C

**COUNCIL TAX BAND:**  
D

