

Roger W Dean & Company Ltd

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Roger Dean

***Estate Agents
Valuers***

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

Apartment 15, 1 Sheen Gardens Heald Point



‘A Well Presented Two Bedroomed Third Floor Apartment with En-Suite Shower Room

- Gas fired central heating - combi
- uPVC double glazed windows
- Entry phone system
- Open plan lounge/fitted kitchen
- Main bedroom with en-suite shower room
- Further bedroom
- Bathroom/wc
- Communal gardens
- Allocated car parking space
- Ideal first time or investor buy
- Convenient location
- EPC rating B

Price: £175,000

Assured Shorthold Tenant paying £1030.00 pcm

Offered for sale, this well presented two bedroomed third floor apartment. The property offers a secure entry phone system, entrance hall, lovely lounge which is open to a nicely fitted kitchen, master bedroom with en-suite shower room, further bedroom and a bathroom/wc. Conveniently located for Manchester International Airport (hotels/rail station), Metrolink system, Heald Green rail station, access to the national motorway connections, the leisure facilities at David Lloyd Centre, Hallmark Hotel, The Village and Total Fitness Centre, plus shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores) all of which are within a radius of three and a half miles or so. Manchester and Stockport are some nine/six miles distant respectively, both providing a more comprehensive range of leisure/entertainment/recreational activities catering for a wide range of tastes. A viewing of this apartment is highly recommended.

Directions

From our Heald Green Office proceed along Finney Lane to the traffic lights, turn left onto Styal Road and first left onto Longstone Road, turn first right and Block 1 will be found on the left-hand side.

Accommodation

Communal entrance

Entry phone system, electric meter cupboards and individual mail boxes, stairs and lifts to all floors.

Entrance hall

10'10 x 7'10 L shaped. Central heating radiator, entry phone, power points, laminate flooring, storage cupboard plus further cupboard housing the circuit breaker – further storage space.

Lounge/fitted kitchen

21'3 x 11'5 **Lounge area:** Two central heating radiators, uPVC double glazed window, uPVC double glazed sliding patio doors with Juliet style balcony, power points, tv point, phone point, laminate flooring. Open to: **Kitchen area:** Fitted with a range of wall and base units providing good storage and working surfaces, stainless steel single drainer sink unit with mixer tap, AEG oven/grill, four burner gas hob with stainless steel splashback and extractor hood above, integrated fridge freezer, integrated washing machine, power points, cupboard housing the central heating boiler, downlights, laminate flooring.

Bedroom 1

14'2 x 9'3 Central heating radiator, uPVC double glazed window, power points, tv point, phone point. Door to:

En-suite shower room

6'10 x 4'9 Fully tiled shower cubicle, pedestal wash basin with tiled splash back, close coupled wc, ladder style radiator, tiled floor, shaver socket, mirror fronted cabinet, downlights.

Bedroom 2

10'1 x 8'9 Central heating radiator, uPVC double glazed window, power points, phone point, laminate flooring.

Bathroom/wc

6'4 x 6'3 Fitted suite in white comprising twin grip panelled bath, pedestal wash basin, close coupled wc, double panel central heating radiator, shaver socket, tiled floor, half tiled in ceramics.

Outside

The apartments are set in communal gardens with shrub/bushes and enclosed within fencing, communal parking with allocated space.

Management fees

To be confirmed– includes cleaning and gardening to the communal areas, window cleaning and buildings insurance.

Tenure

Leasehold-term to be confirmed

Ground rent

To be confirmed

Council Tax

Band B – Manchester CC

Possession

On completion

Postcode

M22 5LE

Purchase Price

£175,000

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.

