



GLEN HEATON

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Flat 5, Adlington House, 27, Nelstrop Road,
Offers Over £200,000

2 1 1



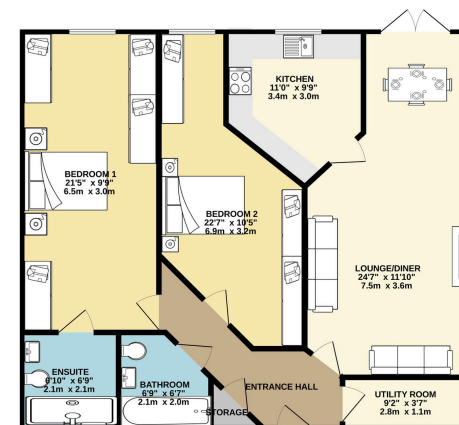
- No Chain
- On Site Restraunt
- Modern Fitted Kitchen
- Stunning Landscaped Communal Gardens
- Two Double Bedrooms
- On Site Hairdressers
- Mobility Scooter Storeroom
- Walking Distance To Local Shops





A Ground Floor, Immaculately Presented, Two Double Bedroom Over 60's Retirement Property, Located In The Ever Popular Heaton Chapel. The Property Is Leashold , There Are Service Charges And Wellbeing Charges To Pay Monthly. The big selling point here is convenience. Buyers have Heaton Chapel station approximately 700 yards away, several primary schools within easy walking distance and an excellent choice of local shops, restaurants and cafés. At the same time, there is plenty of green space nearby, while Heaton Moor, Reddish, Stockport and Manchester are all easily accessible.

GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of actual rooms, corridors and fixtures may vary slightly from those shown on this plan. The floorplan is provided for information only and should not be used as a basis for any legal proceedings.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Flat 5 Aslington House 27 Heaton Road Stockport SK6 5LT	Energy rating C	Valid until 30 August 2036 Certificate number 6330-2978-8660-2978-7585
Property type Ground-floor flat		
Total floor area 78 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-guidance .		
Energy rating and score This property's energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency.		
Score Energy rating Current Potential 92+ A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G 72 C 80 B		
The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://find-energy-certificate.service.gov.uk/energy-certificate/6330-2978-8660-2978-7585/print-view>

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