



Flat 9 Regent Court, 277 Wellington Road North,
Heaton Chapel, Stockport, SK4 5BP

JohnMellor



No chain involved! A larger style two bedroom flat which is situated in an attractive modern development well set back from the road. The flat is situated on the second floor at the front and admittance is via a security intercom system. Spacious rooms are in need of updating and refurbishing and include a hall with a good size store room off, an excellent lounge with inward opening double glazed double doors and Juliette balcony, a kitchen diner, two bedrooms and a bathroom. The flat is double glazed and warmed by underfloor electric heating.

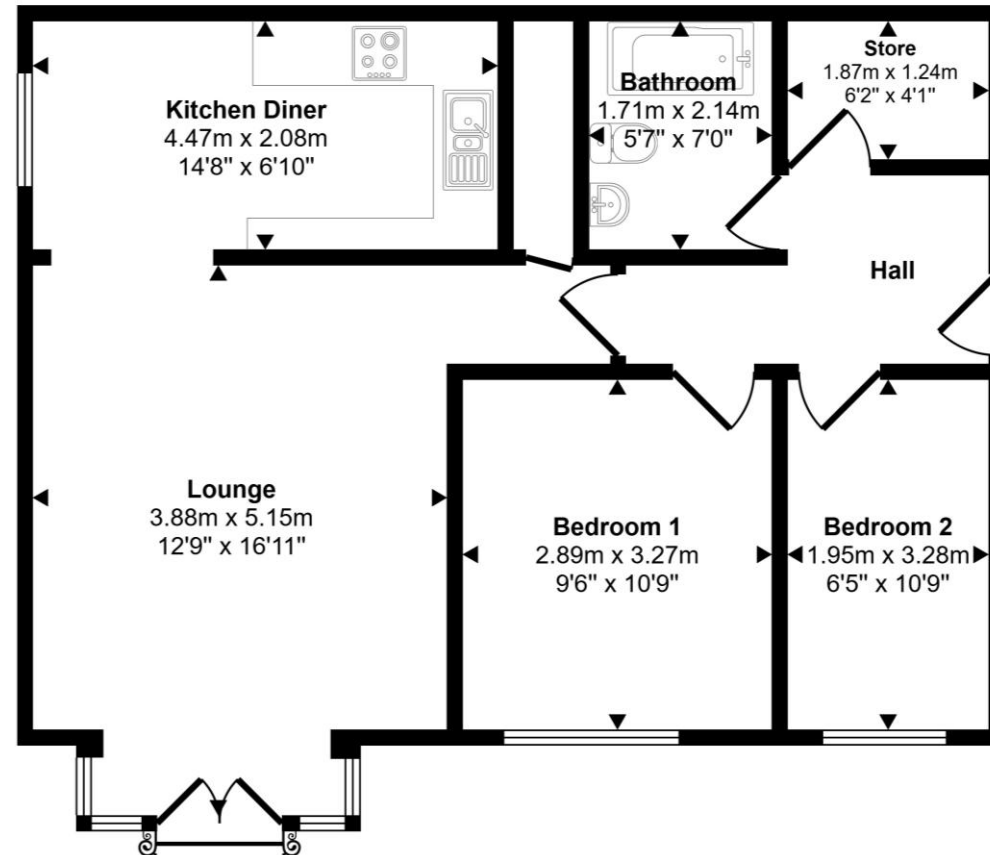


Regent Court stands in well maintained communal gardens and parking is provided to the side and rear. The flat is very convenient for local amenities catering for most of the everyday wants and needs together with the bars, restaurants and cafes on Heaton Moor Road. For the commuter Heaton Chapel train station is a 0.3 mile walk away and operates into both Stockport and Manchester centres. Leasehold for the remainder of a 999 year term from 1978 with a ground rent of £40.00 per annum. Service charge is £126.37 per calendar month. Council tax band B.



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

Approx Gross Internal Area
61 sq m / 660 sq ft



Second 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.

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182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

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