

# York House

## Heaton Moor

Brand new apartments for shared ownership.



**DENTON**  
CONSTRUCTION & ELECTRICAL LTD

### Enquire now

0161 218 1303

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# Welcome to York house

Viaduct Housing Partnership are excited to be releasing for sale a mixture of 1 and 2 bedroom, Shared Ownership apartments located in the highly sought after location of Heaton Moor.

Heaton Moor has upmarket cafes, delis, bars, shops and restaurants. It is the perfect location for families, young professionals and someone wanting to retire.

“Proud to be building in **Stockport**,”







## Living in Heaton Moor

Heaton Chapel train station is within walking distance of the apartments with direct access into Manchester City Centre and with the A6 and M60 motorway nearby, this location is a commuter's paradise. It is only 25 minutes by car into Manchester and 10 minutes to Stockport Town Centre. Stockport is connected with Central London by Virgin trains with services departing every twenty minutes and also has inter-city services to Sheffield Liverpool, Birmingham, Bristol and other major cities. East Didsbury Metrolink tram stop and park and ride facilities are nearby at Parrs Wood.

# Leisure Facilities in the area

Heaton Moor centre is booming with restaurants, cafes and bars making it ideal for anyone wanting a busy social life. Families, walkers and dog lovers can visit the Heaton Moor Park with its children's play area, bowling green, tennis courts, stunning gardens and woodland area. Heaton Moor also boasts its own luxury independent cinema (The Savoy). The cinema hosts the latest film releases as well as some special screenings of independent features as well as classic and children's films. The family-owned cinema also run a membership scheme that keeps you up to date with the latest showing and gives a discount on all regular screenings, including the monthly programme delivered to your door.

Stockport Town Centre is ten minutes away by car and provides an excellent range of shopping. The Merseyway shopping centre has all of the high street names that you would expect, as well as a number of department stores.

The Town Centre is currently being transformed with the help of multi million investment that has helped the area become a 'must visit' with fine dining restaurants and independent award-winning bars.

Monthly outdoor markets also take place including:

- Foodie Friday
- The Makers Market
- Vintage Village

Redrock is the must-visit leisure destination for South Manchester and the surrounding areas.

Home to The Light Cinema, Zizzi, Pizza Express, Berretto Lounge, Mangobean, The Gym Stockport and an on-site car park, Redrock offers a great day out for everyone in the heart of Stockport Town Centre. The development is nearby to the bustling Stockport Town Centre where you will be able to peruse the high street fashion and designer stores.

Stockport Town Centre provides not just a superb variety of shops but also a diverse range of eateries including cafes, bakeries, delis and restaurants, including the newly opened Produce Hall. 'Redrock' is Stockport's most exciting leisure development, with a ten screen multiplex cinema and a range of retail outlets.

The Heatons Sports Club can be found five minutes from York House. The club has excellent facilities for all its four sports with four floodlit tennis courts, two rugby pitches, two lacrosse pitches and a cricket pitch.

THE SAVOY

THE SAVOY CINEMA

ROCKETMAN

m Transport for Greater Manchester

No stopping except buses



## Eating

The area around Shaw Road and Heaton Moor Road has lots of restaurant serving a great variety of cuisine and price ranges.

## Football

Stockport County provides local football action and both Manchester United and Manchester City grounds are within a 30 minute drive of the development. There are also a number of local clubs and training venues, eg. Powerleague Stockport in Heaton Mersey.

## Swimming

Stockport Grand Central in the town centre has a 50m Swimming pool, along with a splash area for younger children. Swimming lessons can also be accessed through Grand Central and Life Leisure.

## Heaton Moor Park

The park dates back to 1894 and is now managed by a group of local residents whose aim is to maintain the park and protect its future heritage. The park has a small woodland, a formal garden area, tennis courts and bowling greens as well as a small children's play area.

## Golf

Heaton Moor Golf Club has an 18 hole course, practise ground and onsite bar.

## Rugby

Sale Sharks is approx. 15 miles away and children's rugby coaching sessions can be found locally.





## Shopping in Heaton Moor

There are many independent retailers alongside Heaton Moor Road, such as fashion boutiques, gift shops, delis offering fresh local produce. Heaton Moor Producers' Market takes place on Shaw Road and runs from March to December on the 1st Sunday each month, 11:00-15:00.

## Allotments

One of the most sought after community participation in the area are allotment sites such as Green Lane Allotments and Priestnall Allotments & Garden Society.



*New Home!*

**viaduct**  
housing partnership

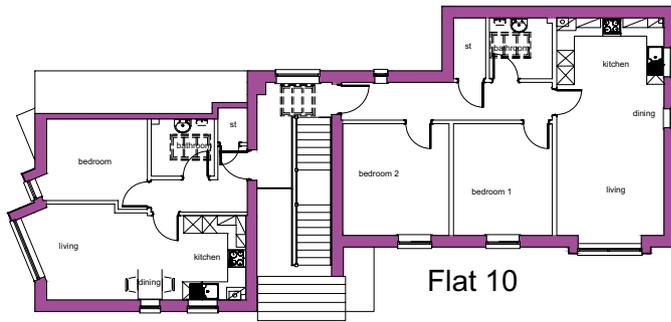
*New Memories*



*New Home,  
New Adventures,  
New Memories*

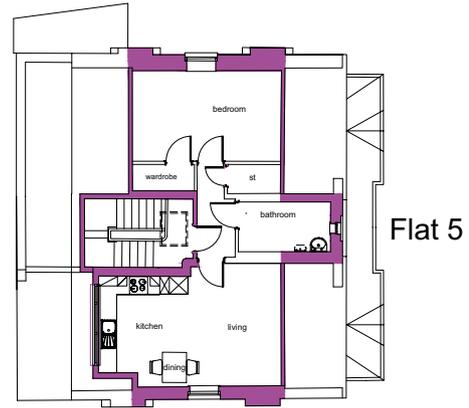


*Welcome*  
**home**

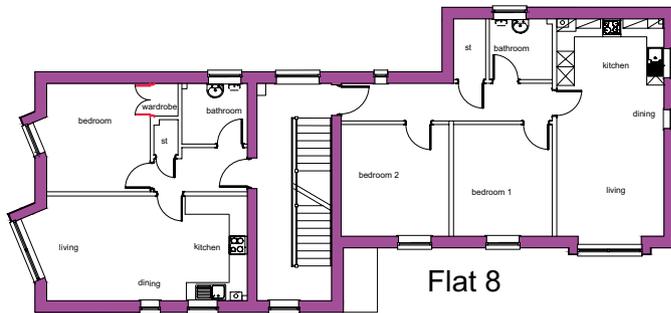


Flat 10

Flat 11  
Second Floor Plan Scale 1:100

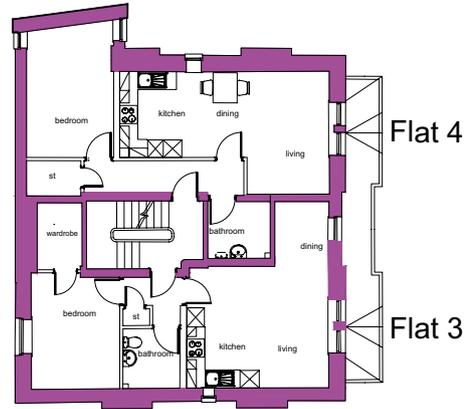


Flat 5

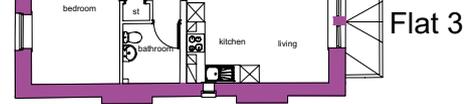


Flat 8

Flat 9  
First Floor Plan Scale 1:100

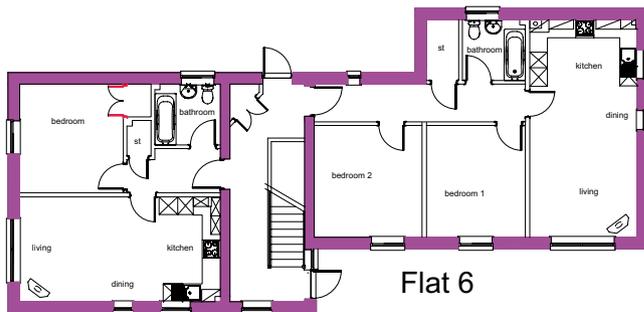


Flat 4



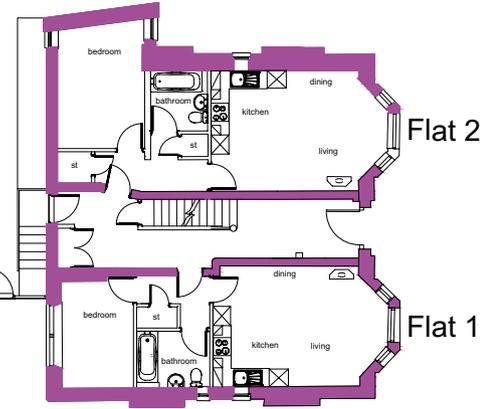
Flat 3

Flat 2

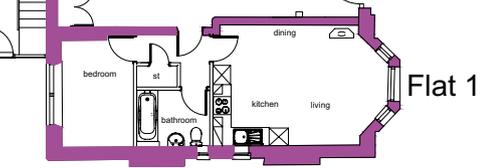


Flat 6

Flat 7  
Ground Floor Plan Scale 1:100



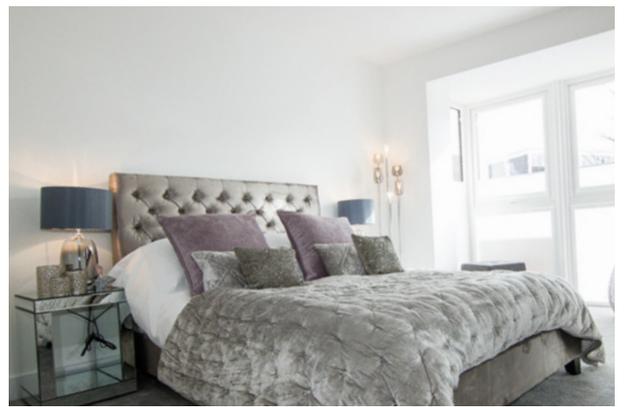
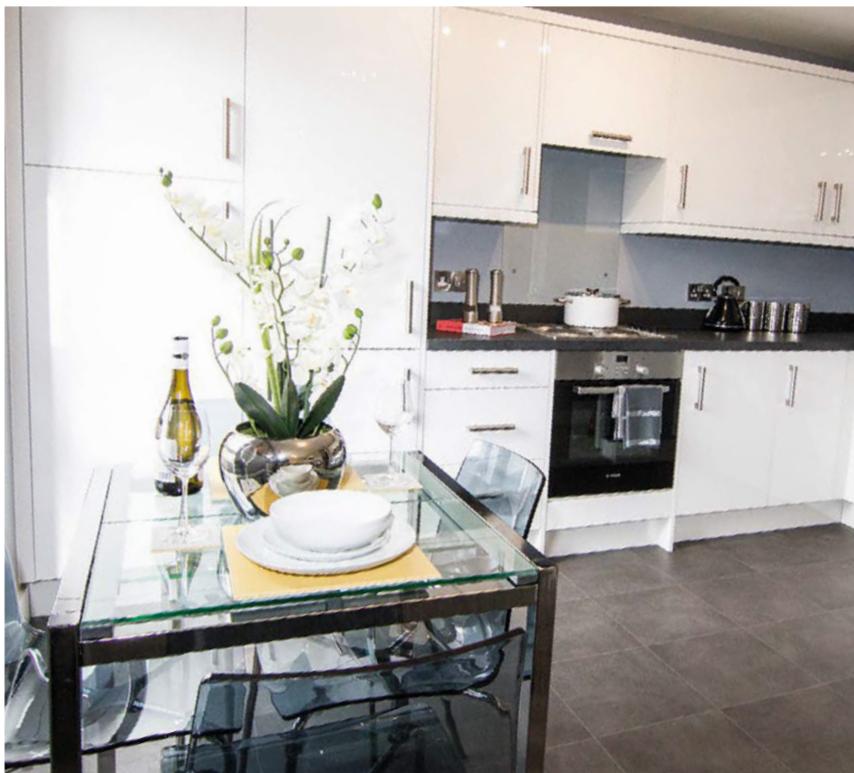
Flat 2



Flat 1

New Build

Conversion



\*Apartment at Prospect House, Cheadle Hulme

# High quality guaranteed

## Converted Apartments

5 x 1 bedroom apartments

The one bedroom apartments are located within the grand conversion of the Victorian villa at the front of the site. These apartments benefit from an impressive entrance hall, timber sash windows and many original features that can only be appreciated upon viewing the building.

## New Build Apartments

3 x 2 bedroom apartments

3 x 1 bedroom apartments

The new build block sits at the back of the site and is close to the car parking and landscaped areas. The block has been fitted with black upvc windows, a fob access main entrance door for security and gas central heating. Spacious, modern apartments with black upvc, floor to ceiling windows, making the apartments bright and airy.

## All apartments

### Kitchen

Modern fully fitted kitchen with integral oven, extractor, hob and vinyl flooring.

### Bathroom

Vinyl flooring, modern white bathroom suite with over bath shower and partially tiled.

### Externals

Communal landscaped areas and access to a private car park. There is also a storage area for bikes, available for all residents to use.







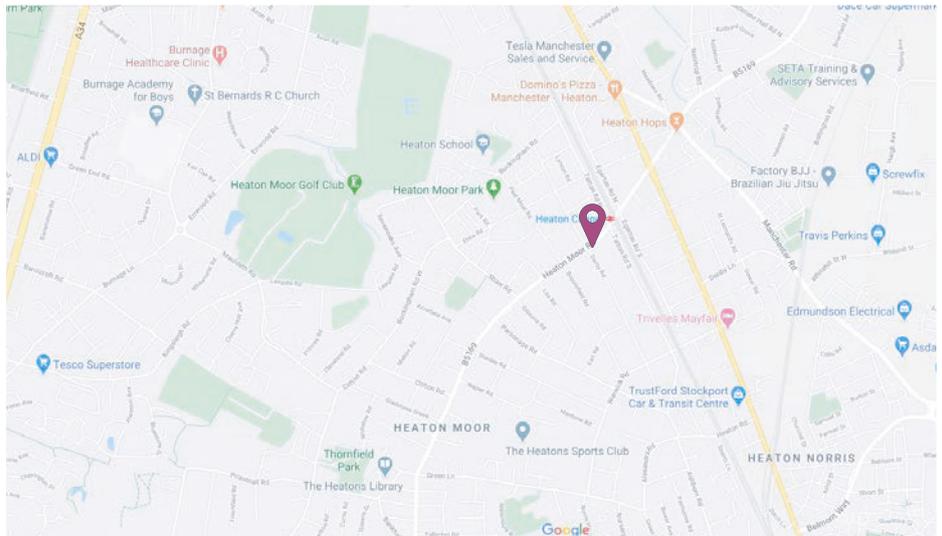
# Help to get on the property ladder

## Shared Ownership

The government backed scheme enables you to purchase a share of your home (typically 50%-75%) and pay rent on the remaining percentage. You can plan to increase your share in the future – and ultimately own 100%. As with any home purchase, you will need to have saved the deposit. You should seek impartial, independent advice about your own personal situation.

### Who can buy these homes?

If you can afford the mortgage and rental payments, can demonstrate the deposit – you may be eligible to apply – please complete the enquiry form at [www.stockporthomes.org](http://www.stockporthomes.org) or call our Home Sales Team on 0161 218 1303, who will be happy to give you more information and run through the eligibility criteria with you.



**5% minimum deposit required.**

**£500 non-refundable deposit is taken on reservation.**

**We aim to build high quality,  
affordable properties - from modern  
apartments to family homes across  
Stockport. We are recognised for our  
quality services, building homes as  
well as communities.**



## **Enquire now**

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