



Flat 3 Tatton Court, Derby Road, Heaton Moor, Stockport
SK4 4NL

John Mellor



It is with great pleasure that we are able to offer for this one bedroom GROUND FLOOR RETIREMENT APARTMENT situated in an enviable position with a patio door to the outside from the lounge. The property is offered for sale with NO VENDOR CHAIN and benefits from an L-shaped hall, a re-fitted shower room, a double bedroom with a fitted wardrobe plus the good size lounge with the patio door and additional window to the front. This bright and airy apartment has been redecorated, benefits from new flooring and has upvc double glazing with tilting and fully opening windows and is warmed by electric heating.

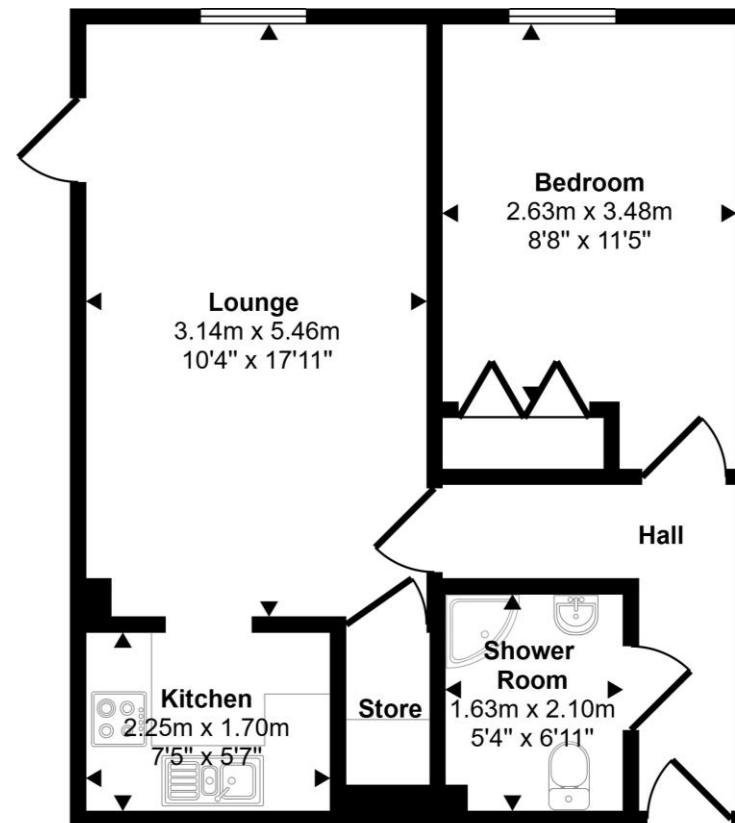


Tatton Court was built in 1988 with retirement in mind for the over 60's and has lift and stair access to all floors, a communal lounge, a library area, laundry room, visitor suites for hire, a house manager and a secure entry system to both the front and rear entrances. In addition there are beautifully tended communal garden areas as well as the bowling green. The current level of service charge is £1467.70 per annum (£122.30 per month) together with a yearly ground rent of £446.70 per annum payable in two halves.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
43 sq m / 466 sq ft



Ground 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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IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273