



John
Mellor

Flat 11 Cavendish Court, 406 Didsbury Road, Heaton Mersey
Stockport, SK4 3HB

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Must be viewed! A beautifully appointed and spacious two bedroom flat located on the second floor at the front of the development with admittance by a security intercom system. The neatly laid out accommodation is beautifully presented, gas centrally heated, double glazed and rooms include a hall with a storage room off, a large lounge with a dining area, a delightful modern kitchen, two bedrooms and a most attractive bathroom with a double shower cubicle. The property stands in an excellent size plot with extensive well maintained communal gardens and in addition the flat benefits from having a garage included.

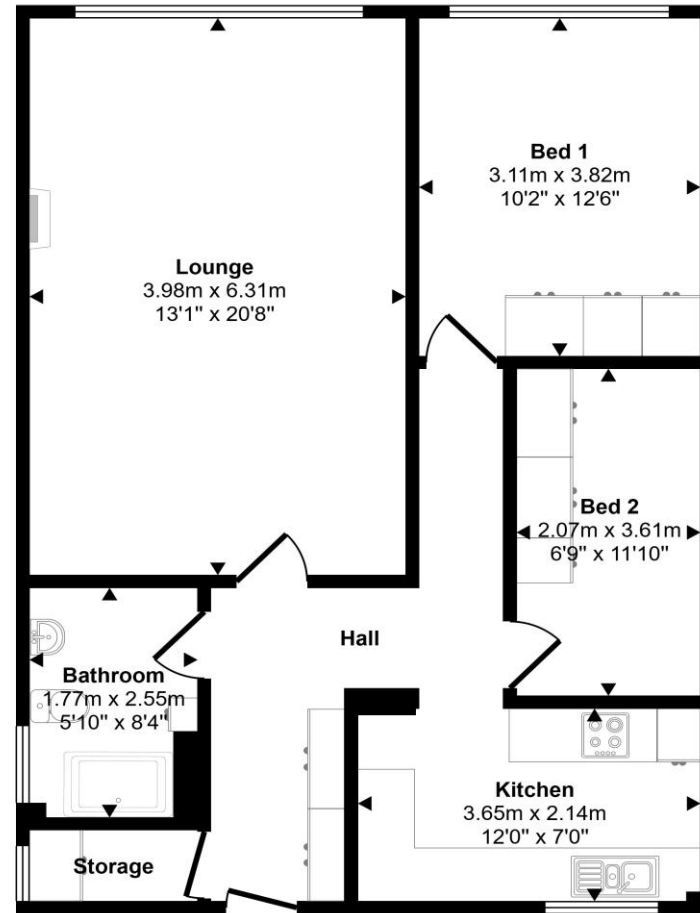


Cavendish Court has long been regarded as one of the most sought after and prestigious developments in The Heaton and is convenient for amenities in Heaton Mersey, including the nearby East Didsbury Metrolink (0.8 mile walk), and Heaton Moor catering for most of the everyday wants and needs together with excellent additional public transport services operating into both Stockport and Manchester centres. Leasehold for the remainder of a 999 year term from 1974 with no ground rent payable. Annual Service charge £1,440 includes maintenance of communal areas and gardens and block buildings insurance. Council Tax band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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
71 sq m / 769 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.