



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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www.michael-hart.co.uk

An Easily Managed and Well Presented One Bedroom Ground Floor Apartment In A Quiet And Desirable Location Within Walking Distance of Woodsmoor Train Station



7 Woodfield Court, Woodsmoor Lane, Woodsmoor, Stockport, SK2 7BP

£950 pcm



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This ground floor apartment is situated in a popular and desirable location, with the added benefit of a private garage. The apartment is bright and smart in presentation and has accommodation proportioned for ease of management, yet is ample for a comfortable home base.

Situated to the south of Stockport town centre where there is an extensive range of shops, restaurants, bars and leisure facilities, the position is also convenient for access to Woodsmoor train station, which is within walking distance, and the M60 motorway.

There is full gas fired central heating to the accommodation which comprises in more detail:-

Entrance Hall	10'10" (3.3m) x 5'10" (1.78m)
Living Room	19'11" (6.07m) x 14'5" (4.39m) Feature fireplace with electric stove-style fire. Central heating radiators
Breakfast Kitchen	10'10" (3.3m) x 9'10" (3m) Fully fitted kitchen area with units to floor & wall. Electric oven and hob. Central heating radiator.
Bedroom	10'10" (3.3m) x 9'11" (3.02m) Fitted wardrobes and cupboards. Central heating radiator
Bathroom	Modern white suite comprising panelled bath, shower cubicle with thermostatic shower, pedestal washbasin and WC. Extractor fan. Central heating radiator

COUNCIL TAX BANDING: Band A

PRICE: **£950 pcm**

ADMIN FEE: In accordance with the Tenants Fee Act 2019, information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk

VIEWING: By appointment with the AGENTS Michael Hart & Company

ENERGY RATING: EPC rating C

FLOOR PLAN:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.