



Flat 8, 63A Didsbury Road, Heaton Norris, Stockport SK4 2BA

JohnMellor



Must be viewed! A stunning TWO DOUBLE BEDROOM apartment situated on the second floor of this modern development conveniently built over the Co-Op. Admittance to the development is via a security intercom system at the rear and a most noteworthy feature of the flat is the west facing balcony accessed from the lounge and big enough for a table and chairs for two. The spacious bright and airy accommodation has an L-shaped entrance hall with a cloaks/store cupboard off, a good size lounge area is open into the well fitted modern kitchen with a raised wooden breakfast bar and there are two double bedrooms, the primary being en-suite, and a beautifully fitted bathroom.

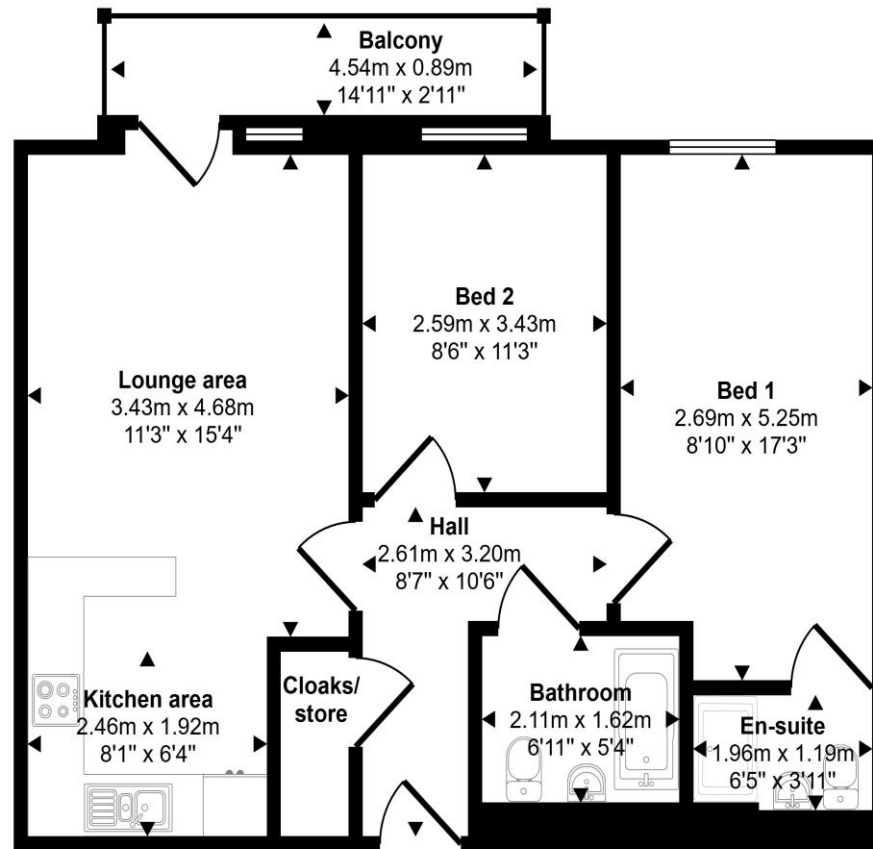


The apartment is warmed by gas central heating and is also double glazed. There is also an allocated parking space for the sole use of the flat. Didsbury Road is a convenient access to local amenities catering for most of the every day wants and needs with shops, bars, restaurants, cafes and the beautiful boutique Savoy cinema being around a 0.8 mile walk away. Buses also operate along Didsbury Road into both Stockport and Manchester centres and beyond. Manchester Airport is also just 7 miles away. Leasehold for the remainder of a 999 year term from 2014 with a ground rent of £373.42 per annum. Current service charge is £164.00 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	80	80
(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 / 659 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.

JohnMellor

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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