



John  
Mellor

Flat 72 Tatton Court, 35 Derby Road, Heaton Moor, Stockport  
SK4 4NL

JohnMellor



No chain involved! We are delighted to be able to offer for sale this beautifully presented one bedroom retirement flat which in our opinion occupies one of the best positions within the development, on the second floor, and with an outside wall to the lounge and kitchen and a very pleasing view over the bowling green and beyond. The flat has the added benefit of a very practical wet room and has upvc double glazing (tilt and turn windows), electric heaters and a modern water heating system.

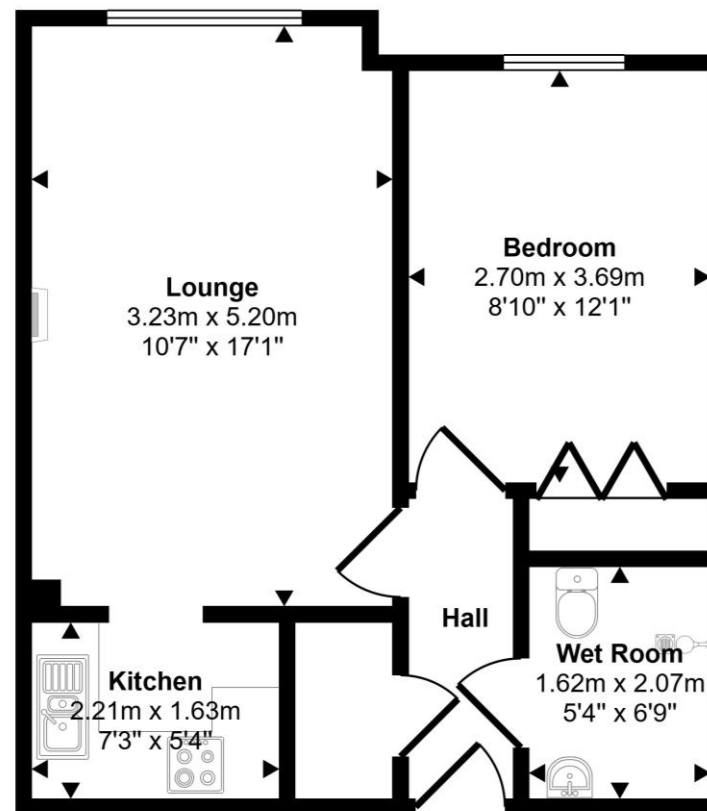


Tatton Court was built in 1988 with retirement in mind for the over 60's and has lift and stair access to all floors, a communal lounge, a library area, laundry room, visitor suites for hire, a house manager and a secure entry system to both the front and rear entrances. In addition there are beautifully tended communal garden areas as well as the bowling green. The current level of service charge is £1465.21 per annum (£122.10 per month) together with a yearly ground rent of £446.70 per annum payable in two halves.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
41 sq m / 442 sq ft



Second Floor, Lift & Stairs Available

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

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