



John
Mellor

Flat 4 Lychgate Mews, St Johns Road, Heaton Mersey,
Stockport, SK4 3BR

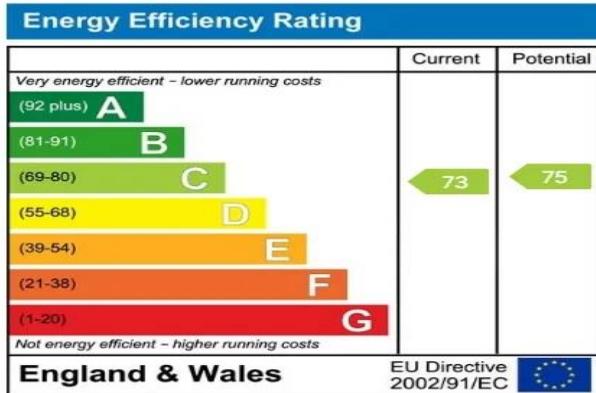
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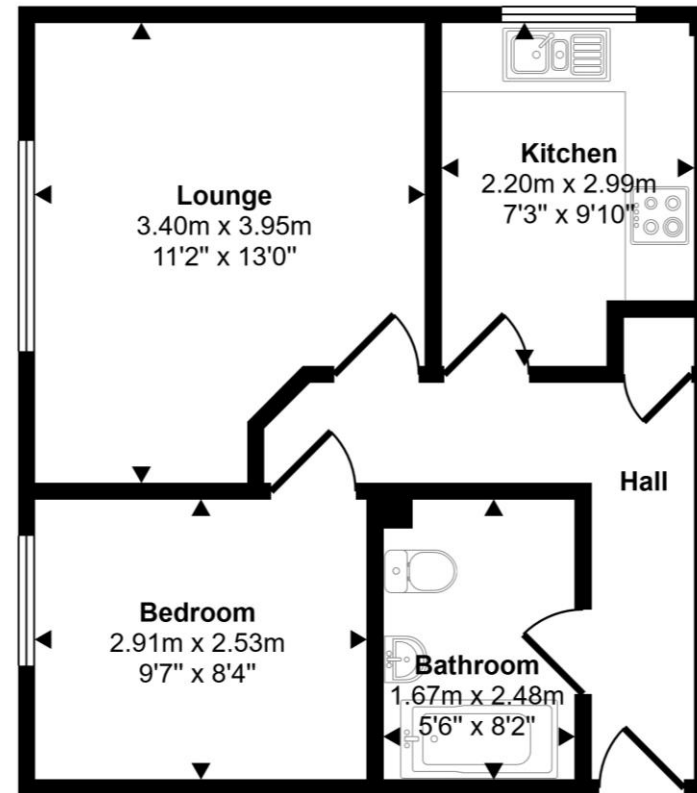
A well presented one bedroom flat situated on the ground floor of the most attractive Lychgate Mews development which is extremely convenient for local shops and amenities catering for most of the everyday wants and needs. For the commuter East Didsbury Metrolink and East Didsbury train station are a 0.5 and 0.8 mile walk away and operate into Manchester City centre. In addition Heaton Mersey Common, a 20 acre nature reserve, is a 0.4 mile walk away. The flat is offered for sale with NO CHAIN and rooms include a hall with storage off, a lounge, a modern kitchen with built in appliances, a bedroom and a bathroom with a white suite.



The property benefits from gas central heating and windows are double glazed. There is communal parking to the rear and the development is set in tended gardens with lawned areas. The flat is leasehold for the remainder of a 999 year term from circa 1980 with a ground rent of £30.00 per annum. Council tax band A. Service charge is £77.00 per calendar month (£924 per annum).



Approx Gross Internal Area
38 sq m / 410 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