



John Mellor

Flat 3 Gibsons Court, 5 Gibsons Road, Heaton Moor, Stockport, SK4 4JX

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No chain involved! A two bedroom duplex apartment forming part of this most attractive period conversion and benefitting from self contained accommodation having its own entrance door to the side. The gas centrally heated accommodation is laid out over the ground and first floor and rooms include a hall, a lounge with a dining room off, a kitchen and then stairs from the hall lead to the two bedrooms, the main has an en-suite wc, and the bathroom. There is parking to the rear of the development.



Gibsons Court is superbly situated just a stroll away from local shops, bars, restaurants and cafes. For the commuter buses run regularly along Heaton Moor Road and the flat is just a 0.4 mile walk away from Heaton Chapel train station which operates into both Stockport and Manchester centres. Leasehold for remainder of a 200 years period from 1995 with a ground rent of £25.00 per annum. Current service charge is £75.00 per calendar month. Council tax band A.

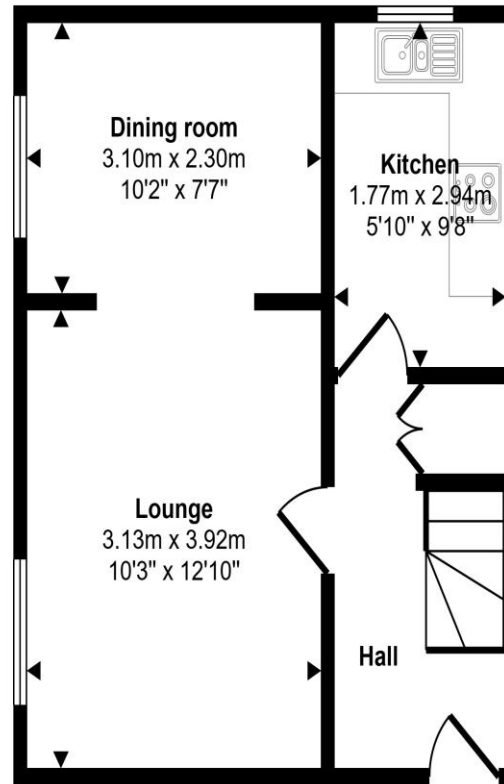


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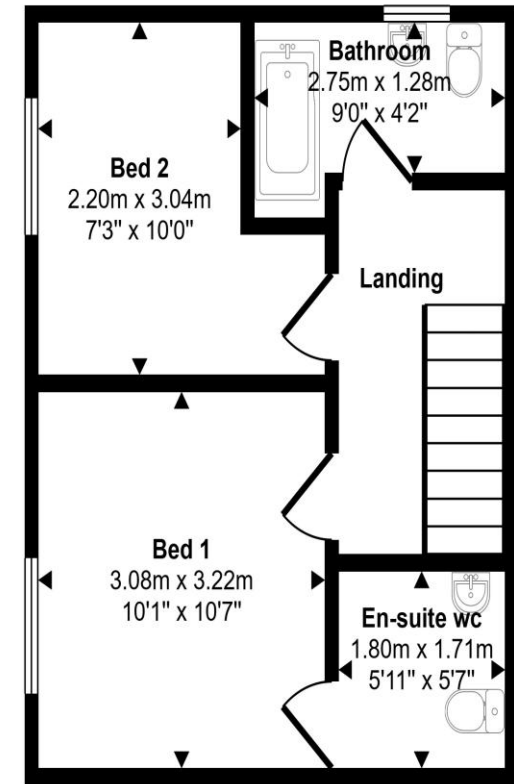


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Approx Gross Internal Area
65 sq m / 697 sq ft



Ground Floor
Approx 32 sq m / 347 sq ft



First Floor
Approx 32 sq m / 349 sq ft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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