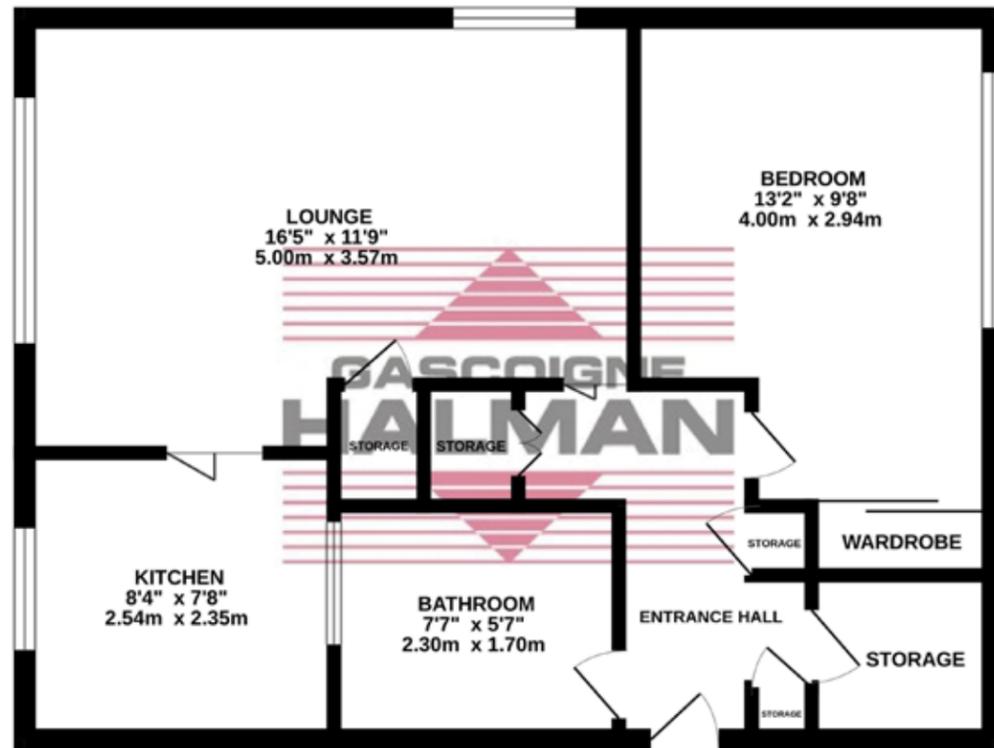
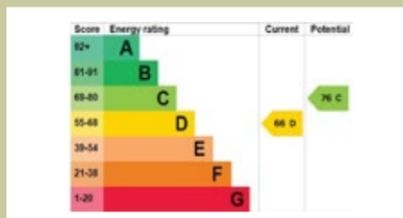


GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
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THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

FLAT 1 16 COTE GREEN LANE
Marple Bridge
£175,000



A beautifully presented ground floor apartment set within a purpose built development in a highly sought after location and offered with **NO HIGHER CHAIN.**

- GROUND FLOOR APARTMENT
- RECENTLY RENOVATED INCLUDING NEW KITCHEN AND SHOWER ROOM
- EASY TO MANAGE ACCOMMODATION
- IDEAL FIRST PURCHASE, BUY TO LET OR DOWN SIZER

- COMMUNAL YARD TO THE REAR AND OFF ROAD PARKING AREA
- HIGHLY CONVENIENT POSITION
- LARGE STORAGE CUPBOARD IN THE COMMUNAL HALL (ideal for bikes / golf clubs etc)

£175,000

FLAT 1 16 COTE GREEN LANE

Marple Bridge



DESCRIPTION

This most attractive ground floor apartment has been updated by the current owners to create a stylish, comfortable home within a purpose built development. Offered with no higher chain, the accommodation briefly comprises: communal entrance hall, entrance hall with useful storage cupboards, large lounge, newly refitted kitchen, double bedroom and newly refitted shower room.

Externally, there is a communal courtyard and parking.

LOCATION

Marple Bridge caters for most day to day requirements whilst nearby Marple offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Rose Hill stations offer services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

POSTCODE : SK6 5DZ

TENURE

Leasehold for a term of 250 years from 12th March 2007 subject to a ground rent of £10.00pa - to be confirmed by Solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council Tax Band A

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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