



Devonshire Park Road, Stockport,



£145,000



Property Details

Devonshire Park Road, Stockport,

FOR SALE – 1 BEDROOM APARTMENT – READY TO MAKE YOUR OWN

Tucked away in a peaceful cul-de-sac and set within beautifully maintained communal grounds, this third-floor one bedroom apartment offers a fantastic opportunity to add your own personal touch and create the perfect home.

Located within a well-kept purpose-built block, the apartment boasts lovely elevated views, generous built-in storage, and a spacious layout with huge potential. Ideal for first-time buyers or downsizers looking for low-maintenance living. The apartment benefits from ample free parking for residents and guests. and the inclusion of white goods.

Key Features:

One spacious double bedroom

Generous lounge with far-reaching views

Separate kitchen

Bathroom with scope to modernise

Ample built-in storage throughout

Quiet and secure second-floor position

Beautifully landscaped communal gardens

Situated in a peaceful and private cul-de-sac

This property is a blank canvas, ready to be transformed into something special. Whether you're looking to step onto the property ladder or buy a low-maintenance bolt hole, early viewing is highly recommended to appreciate the location, setting and potential on offer.

No onward chain – Enquire today to arrange your viewing.

Key Features

- Fantastic cul-de-sac location at the end of Devonshire Park Road
- Second Floor apartment with lovely views
- One double bedroom
- Beautiful landscaped communal gardens
- Plenty of storage throughout

Bedroom One

3.67 x 3.25m
Double bedroom with built in storage

Living Room

4.85 x 3.29m
Open plan living/dining room, with lovely views and door through to kitchen

Kitchen

3.29 x 1.82m
With a range of eye and base level units. Storage cupboard with space for washer/dryer

Bathroom

2.5. x 1.82m
Three piece white bathroom suite with shower over bath. Floor to ceiling tiles

Material Information

Part A – Key Facts
Tenure: Leasehold: 125-year lease, with 84 years remaining
Council Tax Band:A
EPC Rating: D
Service Charge: £1,452.01 Annually
Ground Rent:

Part B – Property Details
Bedrooms:1
Bathrooms:1
Reception Rooms:1
Parking: Communal car park, open to all flat residents. No dedicated disabled or EV parking.
Heating:Gas central heating, supplied by E.ON Next.
Heating was last serviced/maintained in **March 2025** and is confirmed to be in good working order.
Electricity: E.ON Next.
Water & Drainage:Water supplied by United Utilities

Part C – Additional Information
Flood Risk:Low
Broadband: Fibre broadband
Storm/Fire Damage: N/A
Alterations to Property:No structural alterations, extensions, significant repairs or renewals have been carried out.

Anti Money Laundering Checks

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



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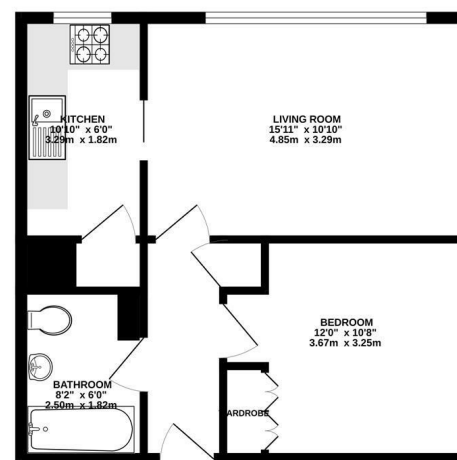
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and are not intended to be used for any purpose other than a guide only. The plan is for illustrative purposes only and should not be used for any purpose other than a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. Images are for illustrative purposes only.

COUNCIL TAX BAND:

A

TENURE:

Leasehold

EPC RATING:

D

LOCAL AUTHORITY:

Stockport