



Apt 74, 32 Sheen Gardens
Moss Nook M22 5LF
£145,000

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Apt 74, 32 Sheen Gardens

Moss Nook M22 5LF

£145,000

Immaculately presented, this stylish ground floor apartment forms part of a popular modern development, well-placed for easy access to the amenities of Heald Green Village, with excellent transport connections also close by: Manchester Airport, Heald Green rail station, the Metrolink and the M56/M60 motorway network are all readily accessible.

A secure communal entrance with intercom leads to the private entrance to the apartment. An entrance hallway has a deep inbuilt utility cupboard with space for washer/dryer and additional storage.

A spacious living room features sliding doors which open to the front garden area. The living room opens to a fitted kitchen.

There is a well-proportioned double bedroom and a modern bathroom with a white suite, with shower above the bath.

The property stands in maintained communal grounds, with an allocated parking space (#34) in the gated car park. There is also secure gated access leading to Heald Green railway station and Village.

These homes always prove very popular and an early internal viewing is strongly advised.

- Gas Central Heating
- PVCU Double Glazing
- Open-plan Living Room/Kitchen
- Sliding Doors to Garden Area
- Spacious Bedroom
- Storage/Utility
- Modern Bathroom
- Maintained Grounds
- Gated Car Park with Allocated Space
- Viewing Essential

Communal Entrance Hallway
Intercom System.

Private Apartment Entrance

Entrance Hallway
9'8 x 3'10
With inbuilt storage.

Utility/Storage
Space for washer/dryer and additional storage.

Open-plan Living Room/Kitchen
21'5 max x 10'8 red to 8'0

Bedroom
13'6 max x 9'7 max

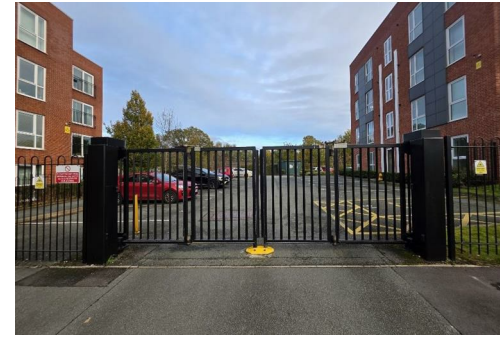
Bathroom
7'8 x 5'6

Externally
Communal grounds.
Secure gated car park with allocated space (#34).

Lease Information
107 years remain of a 125 year lease which expires 01/01/2133
Ground Rent: Currently £350 PA.
Service Charge: £164.99 PCM.

Tenure: Leasehold
Council Tax: Manchester A





Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



Total area: approx. 43.3 sq. metres (465.7 sq. feet)

Apartment 32 , Sheen Gardens

To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.



Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not environmentally friendly - higher CO2 emissions	G (1-20)
England & Wales	
EU Directive 2002/91/EC	
Current	Potential
76	77

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