



Apt 94 Fabrick Warren Road
Cheadle Hulme SK8 5BU
£156,750





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This stylish one bedroom apartment is located to the third floor of the Fabrick building, located in sought-after Cheadle Hulme, with a wide choice of amenities, bars, restaurants and the rail station.

These properties are excellent propositions for a first-time and investment buyers in particular.

The building is entered via a communal entrance lobby with concierge and a lift to all floors. The apartment features an attractive open-plan living/dining kitchen area, with a double bedroom, a stylish modern bathroom and a utility space.

Fabrick features an impressive large communal roof terrace with seating areas, providing views over Cheadle Hulme and beyond. There is also a communal recreational space in the basement with seating areas, a separate kitchen area, a pool table and table tennis.

We are informed that this property also has use of an allocated car parking space in the controlled car park to the rear of the development.

This is an attractive property which is likely to prove popular. An internal inspection is recommended.

- 3rd Floor Apartment
- Central Cheadle Hulme Position
- Modern Open-plan Living Area
- Contemporary Kitchen
- Stylish Modern Bathroom
- Communal Basement Recreation Area
- Communal Rooftop Terrace
- Parking Space
- No Onward Chain
- Viewing Essential

Communal Entrance Lobby
With Concierge. Lifts to all floors.

Private Entrance Apartment

Open-plan Living Room/Dining Kitchen
15'9" red to 11'11" x 14'10" max

Bedroom
11'2" max x 9'11" max

Bathroom
8'2" max x 6'8" max

Utility Space
3'10" x 3'0"

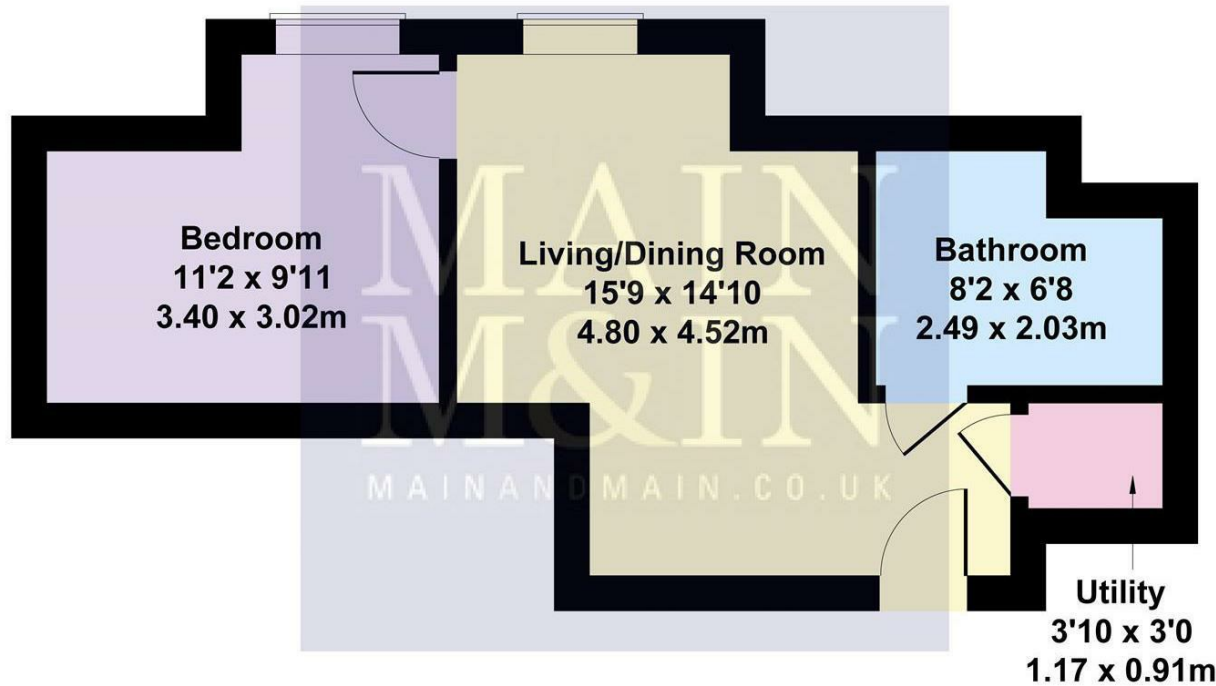
Communal Areas
Basement recreation area.
Roof Terrace with seating.

Externally
Controlled car park with allocated space (#85)

Leasehold Information
Lease: 936 years remaining of a 942 year lease which commenced on 03/05/2019
Service Charge: £126.79 PCM / £1,521.48 PA
Ground Rent: £200 PA

Tenure: Leasehold
Council Tax: Stockport B

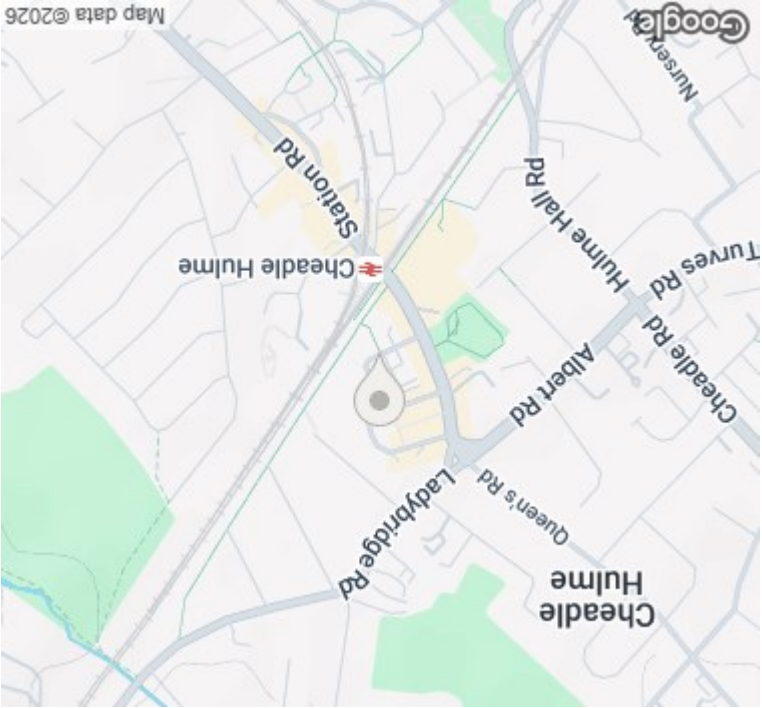
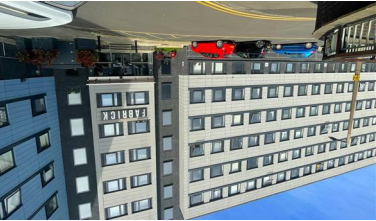




Not to Scale. Produced by The Plan Portal 2025
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To view this property call Main & Main on 0161 437 1338





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	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential
78	78

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
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Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential

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