



Apart 27 Eton Drive  
Heald Green SK8 3WA  
Asking Price £265,000

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# Apart 27 Eton Drive

## Heald Green SK8 3WA    Asking Price   £265,000

A well-presented, two double bedroom, two bathroom ground floor apartment. Coming to the market for the first time since being built. NO ONWARD CHAIN.

Forming part of an exclusive estate by Jones Homes, in our opinion this apartment enjoys one of the best positions on the development.

A communal hallway leads to a private entrance to the apartment. There is a wide entrance hall with built-in storage and mirrored wardrobes. A well-proportioned living room enjoys a dual aspect to the front and side. There is a fitted breakfast kitchen and a modern bathroom with white suite. There are two double bedrooms, the principal bedroom featuring built-in wardrobes and an en-suite shower room/WC.

The apartment benefits from two designated car parking spaces. Attractive maintained gardens surround the development.

The property lies close to Sainsbury's and John Lewis, with the David Lloyd Fitness centre adjacent. The A34 bypass is within a quarter of a mile. The apartment occupies a corner position within the building and the car parking spaces are virtually outside the front door entrance.

Viewing of this apartment is absolutely essential.

Tenure: Leasehold  
Council Tax: Stockport E

- Double Glazing
- Gas Central Heating
- Two Double Bedrooms
- Two Car Parking Spaces
- Communal Gardens
- NO ONWARD CHAIN
- Great location

Communal Entrance Hallway

Private Apartment Entrance

Entrance Hallway  
16'8 red to 5'11 x 9'0 max  
With inbuilt storage and mirrored wardrobes.

Living Room  
16'4 x 13'1

Breakfast Kitchen  
10'10 x 8'11

Bedroom One  
11'5 x 13'2

En-suite Shower/WC  
4'9 x 8'10

Bedroom Two  
9'6 x 13'2

Bathroom  
8'4 x 5'7

Externally  
Communal gardens.  
Two allocated parking spaces.

Leasehold Information  
100 years remain of a 125 year lease which commenced on 01/01/2001.  
Ground Rent of £160 PA payable.  
Service Charge of £420 per quarter payable every March/June/September/December (£1,680 PA).

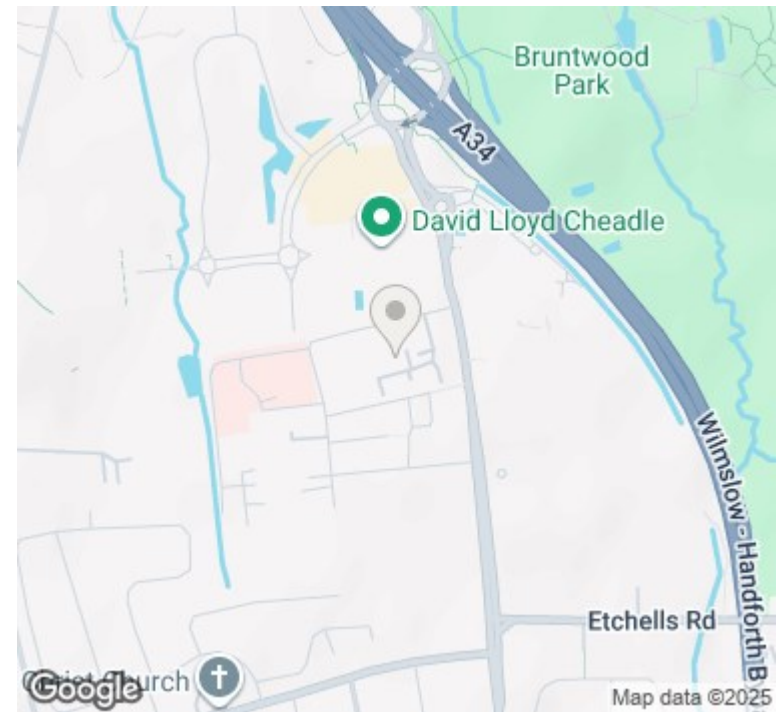






To view this property call Main & Main on 0161 437 1338





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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498