



The Hollies Oakwood Avenue  
Gatley SK8 4NS  
Asking Price £170,000



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# The Hollies Oakwood Avenue

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A Two Bedroom, First Floor Apartment with a Garage.  
NO ONWARD CHAIN.

Instructions are received from the Executors to sell this two bedroom apartment. It lies close to Gatley Station and Gatley village. Cheadle Centre is situated on the other side of Kingsway approximately half a mile away. The accommodation is as follows: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom/WC. On the first Landing there is also a storage area. Outside are communal gardens and parking as well as a garage.

The apartment does require modernisation but the asking price reflects this situation. This property is ideal for someone looking to downsize or for a first time buyer.

Viewing Essential.

- Two Bedrooms
- PVCU Double Glazing
- UNDERFLOOR HEATING
- Communal Gardens
- Car Parking
- Garage (Number 4)
- NO ONWARD CHAIN

Tenure: Leasehold  
Council Tax: SMBC B

Entrance Hall

Living Room  
14' x 13'2

Kitchen  
10'11 x 7'  
Plumbing for washing Machine, Electric water heater

Bedroom One  
11'10 increasing to 13'1 x 8'1  
Built in cupboard

Bedroom Two  
9'05 x 6'10  
Built in cupboard

Bathroom  
5'0 x 4'1  
Bath with shower over, Sink unit, Towel rail

Separate W/C  
5'0 x 4'09

Lease Details & Service Charges

Lease Details  
225 Years from 26th January 1952 (152 years remaining)  
NB: The Freehold is held within the the management company.

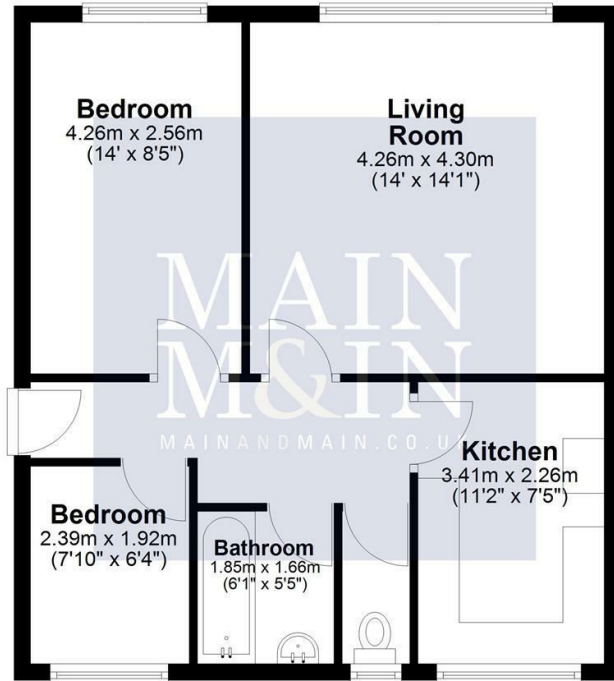
Service charges £72.73 per month to include: Buildings Insurance, Garden Maintenance, Cleaning of Windows and communal area plus lighting  
Accounting charges





### Ground Floor

Approx. 54.1 sq. metres (581.9 sq. feet)



Total area: approx. 54.1 sq. metres (581.9 sq. feet)

### Flat 5 The Hollies

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





Company Registration No. S615498

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

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

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

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

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
Decent	(69-80) C
Needs to be improved	(55-68) D
Needs significant improvement	(39-54) E
Very poor energy efficiency - higher running costs	(21-38) F
Very poor energy efficiency - higher running costs	(1-20) G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
Environmentally friendly	(81-91) B
Decent	(69-80) C
Needs to be improved	(55-68) D
Needs significant improvement	(39-54) E
Very poor environmental friendliness - higher CO <sub>2</sub> emissions	(21-38) F
Very poor environmental friendliness - higher CO <sub>2</sub> emissions	(1-20) G

