



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



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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



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

Tenure: Leasehold
Council Tax: SMBC B



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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