



2 Beech House Lauriston Close  
Sharston M22 4TZ  
£140,000





# 2 Beech House Lauriston Close Sharston M22 4TZ

£140,000

Located close to amenities and with excellent transport links, this modern ground floor apartment forms part of a popular residential development in Sharston.

The High Beeches development features attractive communal gardens with seating areas, lawns and a collection of established trees. There is an allocated parking space in the secure electronically gated car park, with visitor spaces also available.

The premises are entered via a communal hallway which leads to a private entrance to the apartment, opening to an entrance hallway with entry phone and a storage/utility room.

A spacious living room features large floor-to-ceiling double glazed windows which provide plentiful natural light. This room opens to the dining kitchen which features fitted modern units.

The master bedroom boasts fitted wardrobes. There is a well-proportioned bathroom which is fitted with a modern white suite.

An early internal inspection is essential in order to fully appreciate this well-presented property.

Tenure: Leasehold  
Council Tax: Manchester A

- Ground Floor Apartment
- Popular Modern Development
- Open-plan Living Space
- Modern Bathroom
- Spacious Bedroom with Fitted Wardrobes
- Utility/Store
- Secure Gated Parking
- Communal Gardens
- No Onward Chain

Communal Entrance Hallway

Private Apartment Entrance

Entrance Hallway

Utility/Store  
4'7 x 3'1

Open-plan Living Room/Dining Kitchen  
17'10 max x 11'9 red to 8'4

Bedroom  
12'0 max x 13'6 red to 11'7 to wardrobe fronts

Bathroom  
8'2 x 8'10 max

Externally  
Electrically-operated gates give access to car park with allocated space for the apartments and for visitors (permits required).  
Attractive maintained communal grounds.

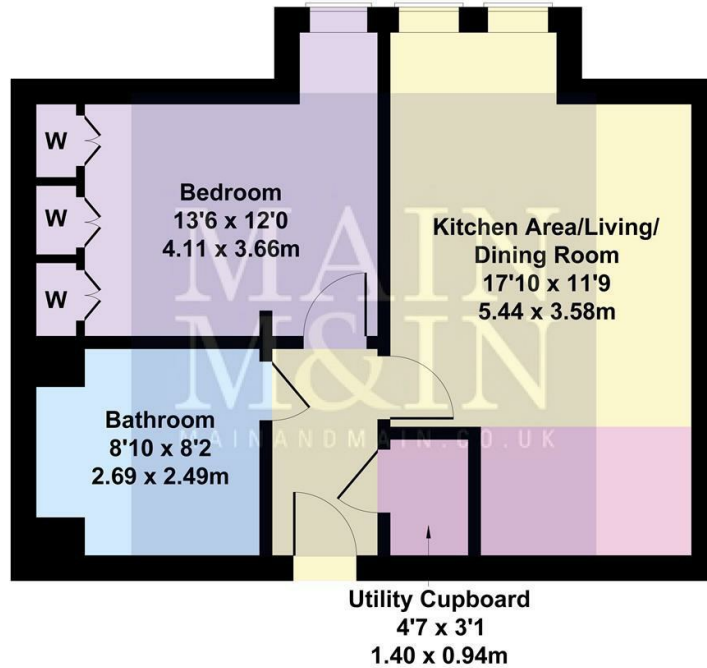
Leasehold Information  
133 years remain on a lease which expires on 01/01/2160.  
Current Ground Rent: £140 PA  
Current Service Charge: £1,800 PA (£150 PCM)





## Beech House, Lauriston Close

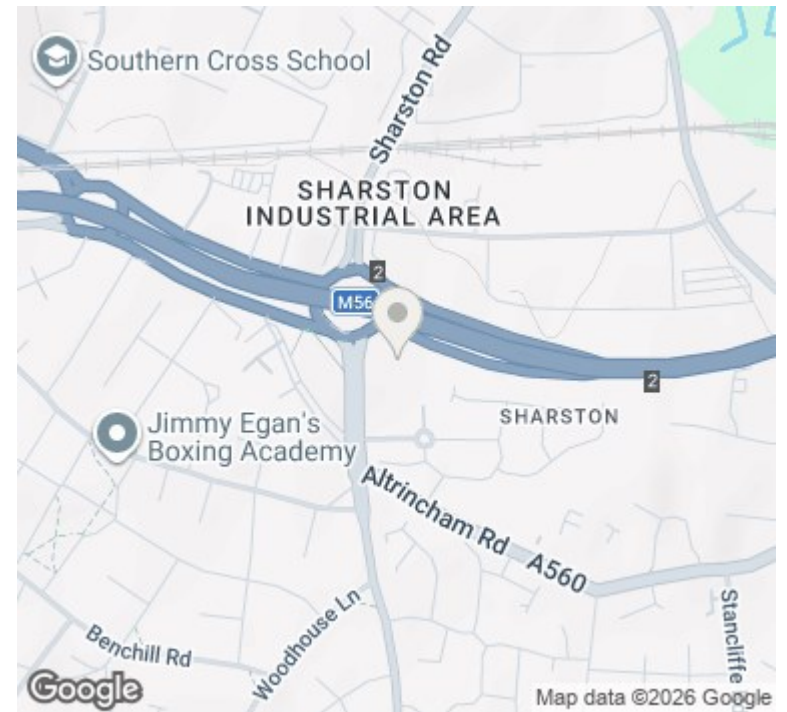
Approximate Gross Internal Area  
491 sq ft - 46 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



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

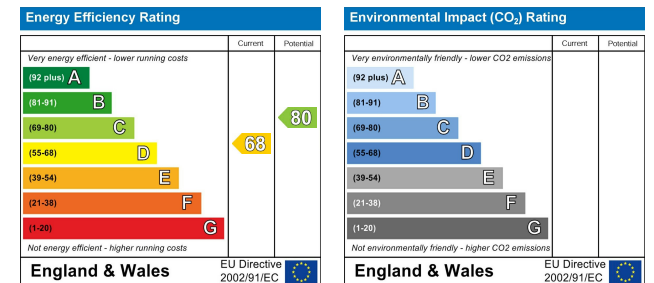


Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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

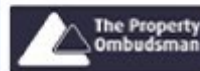
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.



mainandmain.co.uk

**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