



Apt 7 Manston Lodge  
Great Moor SK2 7QL  
Chain Free £149,950





# Apt 7 Manston Lodge

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Located to the ground floor of a purpose-built development for the over-55's, this property was originally built in a two bedroom format. It has since been altered and it now comprises of a particularly spacious bedroom, with comprehensive range of fitted wardrobes and double doors leading into a large modern shower room/WC. The shower room can also be accessed via the entrance hallway.

To the rear of the property is a well-proportioned open-plan living/dining room which overlooks the communal gardens, with a door providing access. The room opens to a fitted kitchen with modern units and a range of integrated appliances, including a fridge, freezer, washing machine, electric oven, microwave and hob.

Manston Lodge stands in attractive maintained communal gardens. The property has an allocated parking space in the car park. The development is entered via secure intercom, into a large communal lobby/reception area. There is also a communal lounge for residents.

The development is located in a pleasant residential area, with amenities and transport links within easy reach. An internal inspection is strongly recommended in order to avoid disappointment.

Tenure: Leasehold  
Council Tax: Stockport B

- Ground Floor Position -Over 55's Development
- Spacious Reception Room with access to Patio Area and Gardens
- Large Allocated Parking Space Next to Entrance
- Originally Two Bedrooms - Now One Extra Large Bedroom
- PVCU Double Glazing
- Gas Central Heating
- Kitchen with Integrated Appliances
- Modern Shower Room/WC
- No Onward Chain

Communal Entrance Hallway  
With secure intercom entry

Private Entrance to the Apartment

Entrance Hallway  
With inbuilt storage.

Living/Dining Room  
18'4 x 12'11 red to 8'10  
Opens to Kitchen.  
Glazed door to the communal garden.

Kitchen  
10'11 x 7'5

Bedroom  
10'0 x 17'6 max

Shower Room/WC  
7'8 x 10'4

Additional Facilities

The development also features a large communal social room and maintained gardens.

Parking space is available for residents and visitors.

Leasehold Information

81 years remain of a 99 year lease which commenced on 01/01/2008 and ends 01/01/2107.

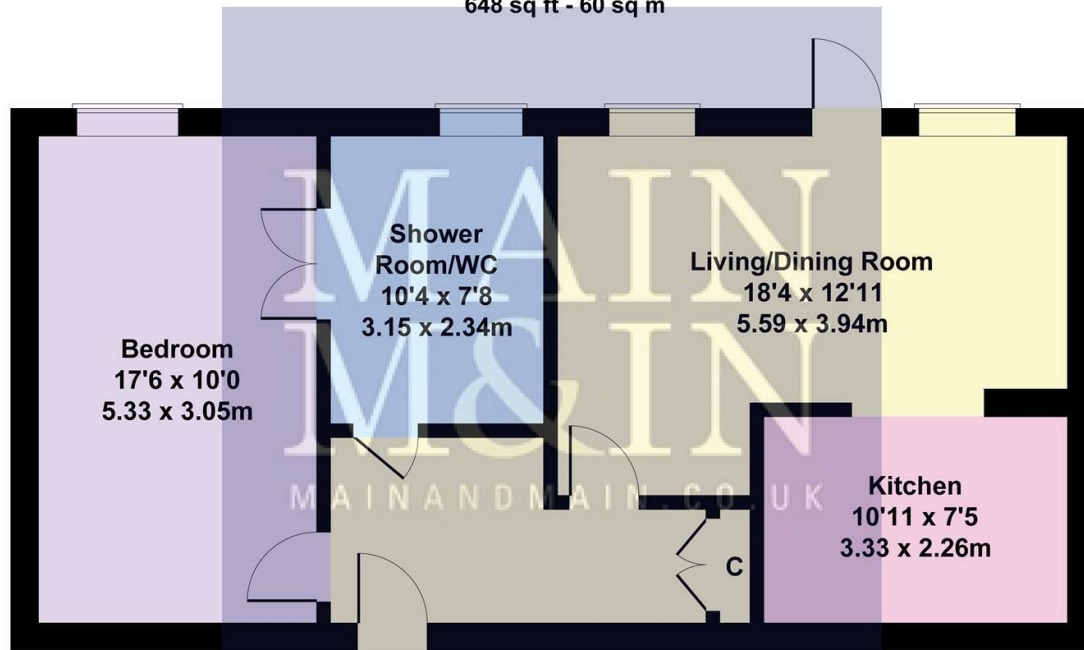
Ground Rent/Service Charge: Understood to be £275 pcm





## Manston Lodge

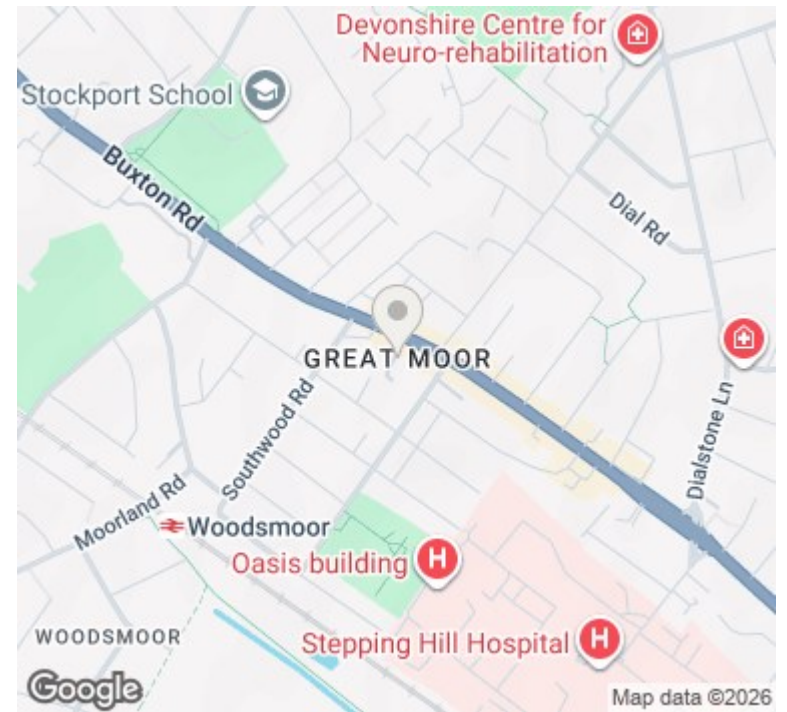
Approximate Gross Internal Area  
648 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2025  
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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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