



## 35 Harwood Court, Harwood Road, Heaton Mersey, Stockport, SK4 3BE

£90,000

- Second Floor Studio Apartment
- Newly Decorated Throughout
- Modern Kitchen with Built in Oven & Hob
- White 3 Piece Bathroom Suite
- Gated Communal Parking
- No Vendor Chain

# Harwood Road, Stockport SK4 3BE

A well presented 2nd floor studio apartment. Lounge/bedroom, Modern Kitchen with Built in Oven & Hob. White 3 Piece Bathroom. Wonderful Views out over the Sports Ground. Convenient Location close to East Didsbury Metrolink and Train Station. Gated Communal Parking. Entry Phone System. No Vendor Chain.



Council Tax Band: A



A great opportunity to acquire a second floor studio apartment that has just been freshened up and enjoys an ideal location. Situated within a short walk to the Metrolink at East Didsbury and East Didsbury train station, tremendous bus routes and a short drive to the motorway network and A34.

The development sits adjacent to a sports field and the bridal path that leads to 11 acres of woodland that makes up Heaton Mersey Common. The centre of Heaton Mersey is nearby and well provided with shops and eateries and the wider community of Didsbury and Heaton Moor are renown for their fine dining establishments and boutique shops.

This studio offers a modern kitchen and white three piece bathroom suite and is freshly decorated throughout. To add to the attraction this unit is offered with vacant possession and comes with a very competitive asking price

#### Communal Entrance

Glazed doors giving access to the communal entrance. Letter boxes, stairs up to all floors

#### Private Entrance Door

#### Entrance Vestibule

Entry phone system, storage cupboard with shelving, doors to lounge/bedroom and bathroom

#### Lounge/Bedroom

13'0" to 12'2" x 13'5" x 11'4"

Double glazed window overlooking the sports field. Three wall light points, laminated flooring. Built in cupboard housing cylinder. Built in double wardrobe housing clothes hanging rail and shelf. electric heater. Door to kitchen

#### Kitchen

10'5" x 6'7" to 4'9"

Range of modern kitchen units with high gloss white doors comprising: Single drainer

stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Built in electric oven with electric hob over. Plumbed and access for an automatic washing machine. Recess for a under unit fridge/freezer. Work surfaces with tiled splashbacks. Double glazed window with views over the sports ground

#### Bathroom

5'9" x 5'4"

White three piece bathroom suite comprising: Panelled bath with mixer tap and shower over, shower curtain rail. Pedestal wash hand basin with mixer tap and cupboard below. Low level WC. Tiled splashbacks, mirror fronted bathroom cabinet. Double glazed window with obscure glass

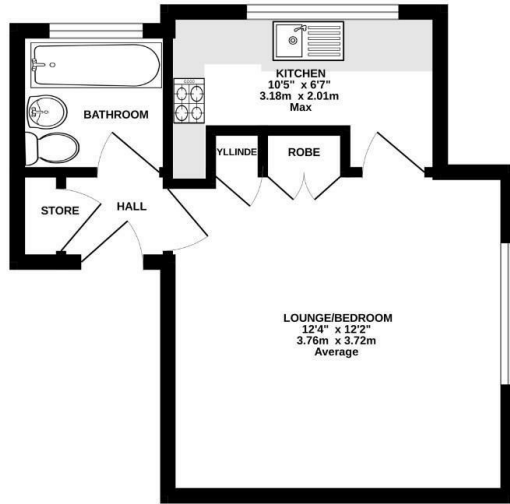
#### Outside

Professionally kept lawned gardens with mature plants flowers and shrubs. Residents communal parking - gated with fob and code access

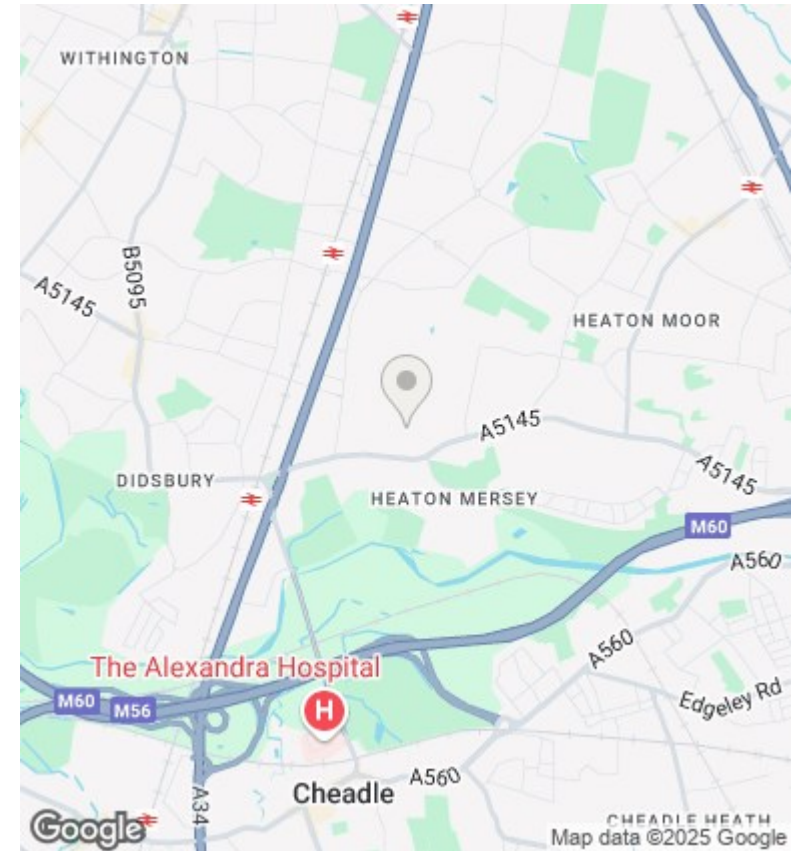
#### Lease

The present lease is in the process of being extended to 999 years.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given.  
Map: JML Services 01253



Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	