



## 16 Cavendish Court, Didsbury Road, Heaton Mersey, Stockport, SK4 3HB

Price Guide £325,000

- IMMACULATELY FINISHED THROUGHOUT
- TWO BEDROOMS WITH FITTED FURNITURE
- COMMUNAL GARDENS TO REAR
- VIEWS OVER THE GARDEN TO REAR
- QUALITY FITTED KITCHEN AND SHOWER ROOM
- OFF ROAD PARKING AND SECURE GARAGE
- GREAT TRANSPORT LINKS AND AMENITIES
- MUST BE VIEWED !

# Didsbury Road, Stockport SK4 3HB

Finished to the Highest Calibre. Spacious Open Plan Lounge/Diner.  
Quality Fitted Kitchen with AEG Appliances. Two Double Bedrooms with Fitted Furniture.  
Situated on the First Floor with Views over the Delightful Communal Gardens.  
Luxury Shower Room. Off Road Parking and Garage. No Vendor Chain.



Council Tax Band: C



## THE PERFECT CHOICE FOR A REFINED LIFESTYLE

Cavendish Court is a prestigious two double bedroom apartment development set in the heart of Heaton Mersey. The popularity of the scheme has never wavered and that relates not just to the design but also the lovely, landscaped grounds and the privacy from being set back off the road.

The owner of this first floor unit is typical of the many occupants over the years, in that he lived in the village, knew all of its attractions and recognised the opportunity to downsize and streamline his lifestyle elegantly here. The middle block which contains his home provides the largest of the apartments, an impressive and generous 800+ square feet of living space. It would also represent an opportunity for this meticulous buyer to impose his own exacting standards, the apartment being stripped back to bare brick and fully renovated. Detailed below you will see a glossary of the many lifestyle choices he made that underscore the quality on offer.

Worth noting, this listing is only the second time this apartment has been available for sale, as the owner prior to our vendor purchased the property from new, reflecting the wonderful lifestyle offered at Cavendish Court.

There is a recognition that Heaton Mersey is one of the premier villages to live in, in the south side of Greater Manchester. You are within a short walk of the village centres of Heaton Mersey and Heaton Moor. Didsbury is another convenient option whilst Stockport and its billion-pound regeneration programme lies within easy reach. All of these destinations offer boutique shopping, fine dining and stylish wine and coffee bars. Of equal importance to many the convenient is access to the motorway, international airport, main line train station and the Metrolink.

Complete with vacant possession this represents a wonderful offering to the marketplace.

### Glossary of Features

Zoned wiring/USB sockets/appliances on separate circuit

Heating on separate circuit

Oversized Megaflo Eco water tank

Bespoke shower room with vanity units

Dual shower (ensures no loss of pressure)

High end radiators with digital control (can be upgraded to WiFi)

Glazing on bedroom furniture is cut glass

Fitted vertical blinds to every window (courtesy of Blagg's

Hardware, Heaton Moor)

Bespoke kitchen with all AEG appliances

Quartz worksurfaces and upstands

High-class double-glazed windows

Sunshine apartment with views easterly from the lounge and southwest over landscaped garden to rear

### Communal Entrance

Entry system, door giving access to communal entrance hall, stairs up to all floors

### Private Entrance

LVT flooring, doors to lounge/diner, both bedrooms and shower room, door to hall robe and further door to storage cupboard with shelving and housing electric meter and alarm panel

### Lounge/Diner

21'6" x 16'4" max

'L' shaped room 21'6" to 16'0" x 16'4" to 9'1"

Spacious open plan room with large double glazed bay and further window. Feature fitted media units with wood block finish. Two electric panel heaters, semi glazed doors to kitchen and hallway. Intercom system

### Kitchen/Breakfast Room

Recently refurbished with a good range of quality fitted units, AEG appliances and quartz worksurfaces, upstands and drainer. Briefly comprising: Inset stainless steel sink unit with swan mixer tap, drawers below, further base, drawer and eye level units. AEG induction hob with glass splashback and stainless steel extractor hood over. AEG double oven/grill and microwave combi, integrated fridge/freezer. Plumbed and access for an automatic washing machine and a dishwasher. Double glazed window overlooking the communal garden with quartz sill. LVT flooring, semi glazed door to lounge

### Bedroom One

12'3" x 10'0" plus door recess

Double bedroom with a range of quality fitted wardrobes housing clothes hanging rails and shelving. Drawer unit with wood block top with glass finish. Electric panel heater, double glazed window overlooking the communal garden

### Bedroom Two

12'3" x 9'3" plus door recess

Double bedroom with a range of quality fitted wardrobes housing clothes hanging rails and shelving. Drawer unit with wood block top with glass finish. Electric panel heater, double glazed window overlooking the communal garden

## Shower Room

9'1" x 6'7"

Recently refitted shower room with quality white suite comprising: Large walk in shower enclosure with glass screen, wall hung WC with concealed cistern, vanity wash hand basin with mixer tap, granite top and cupboards below. Majority tiled walls, electric towel radiator, double glazed window with obscure glass and adjustable internal blind. Large feature mirror. Door to airing cupboard with shelving and housing cylinder

## Important Information

Service Charge £130.00 pcm (includes weekly gardener onsite).

Managed by DMS on behalf of Cavendish Court Committee. Each apartment holds 1 share of the development freehold, therefore fully owned and run by its owners.

Leasehold : Lease Term : 999 years from 16 August 1974. Lease End Date 16/08/2973.

Lease Term Remaining 948 years - as of March 2026.

Council Tax : Band C.

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## Directions

## Viewings

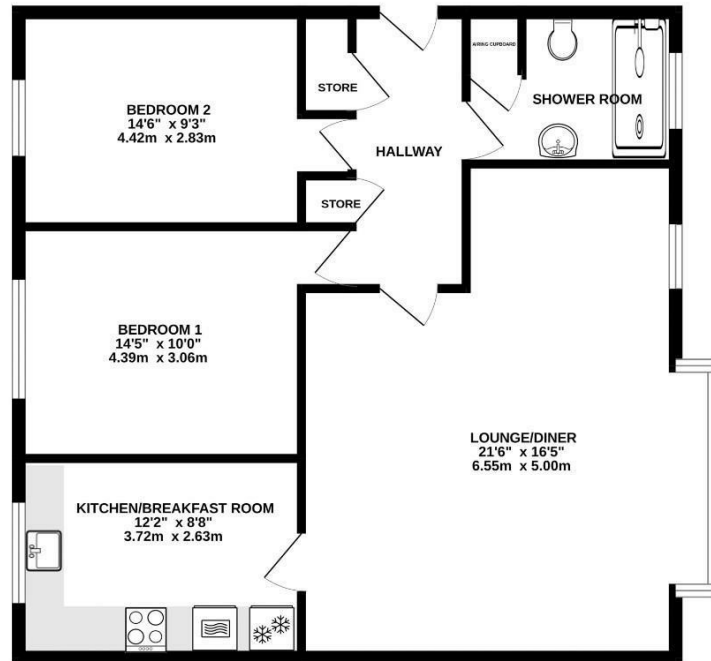
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.2 sq.m.) approx.

Whilst 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 mis-statement. 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 is given to their operability or efficiency over time.

Made with floorplan 02/20