



## 35 Renaissance House, Millbrook Street, Stockport, SK1 3TN

Guide Price £105,000

- WELL PRESENTED ONE BED FLAT
- POTENTIAL INVESTMENT. CURRENT RENTAL INCOME £9600 PA
- CENTRAL STOCKPORT LOCATION
- FACING STOCKPORT COLLEGE

# Millbrook Street, Stockport SK1 3TN

POTENTIAL INVESTMENT. Current AST. Tenant Paying £800PCM. One Bedroom 3rd Floor Apartment. Facing Stockport College. Communal Car Park. Open Plan Lounge/Kitchen, Kitchen Fitted with Integrated Oven, Hob, Fridge/Freezer and Washer. Double Bedroom with Built In Wardrobe, Modern Bathroom



Council Tax Band: A



## COMMUNAL ENTRANCE

Stairs and lift to all floors.

## PRIVATE ENTRANCE

Entrance door, electric heater, intercom. Doors to lounge/kitchen, bedroom, bathroom.

## LOUNGE/KITCHEN

16'7" x 9'8"

Maximum measurements.

Window to the front elevation, electric heater. Kitchen area with range of units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further units.

Built in Oven and hob with splashback and cooker hood over. Integrated automatic washing machine and fridge/freezer.

## BEDROOM

11'0" x 9'8"

Maximum measurements.

Window to the front elevation, electric heater, built in wardrobe with mirror fronted sliding doors

## BATHROOM

6'3" x 5'5"

Maximum measurements.

Modern three piece suite in white comprising: Panelled bath with shower over and shower screen, 'floating' wash hand basin with mixer tap, low level WC, shaver point, fully tiled walls, tiled floor



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

