



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

Guide Price £110,000

- One Bedroom Flat
- Central Stockport Location
- Possible Investment Opportunity

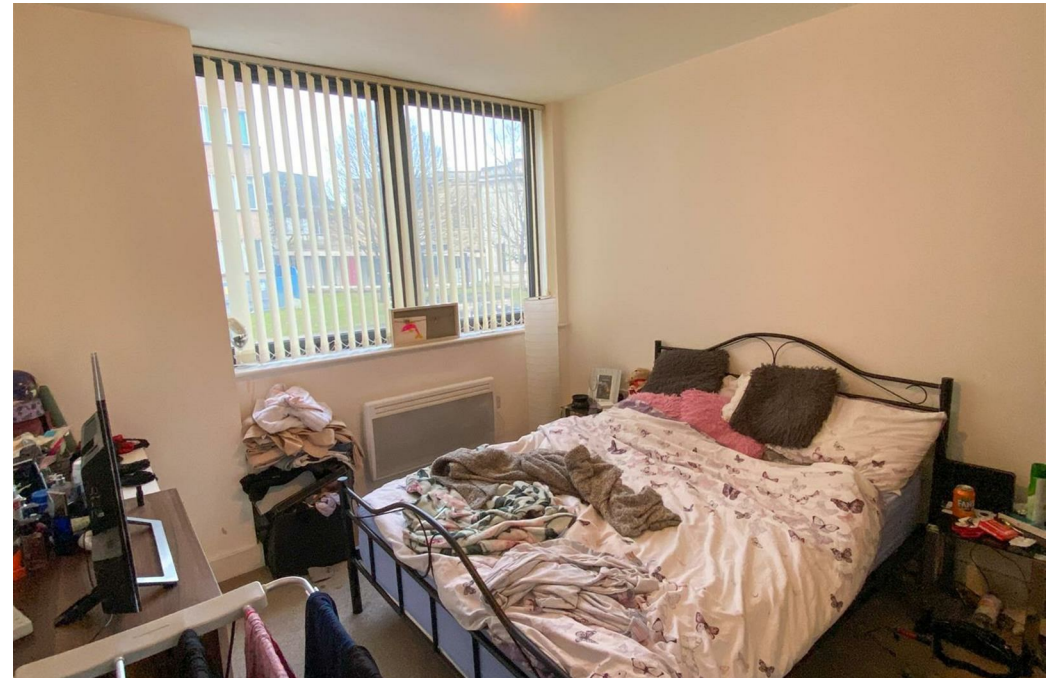


# Millbrook Street, Stockport SK1 3TN

One Bedroom First Floor Apartment. Centrally Location 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. Possible Investment Opportunity.



Council Tax Band: A



## RENAISSANCE HOUSE

Conveniently located on the A6 just outside Stockport Centre and facing the college. Stockport Train Station and other local amenities to hand. Ideal Buy to Let investment with a ready made tenant in situ, although the property can be sold with vacant possession. Current tenant has been living at the property a while and paying £650 pcm rent.

Briefly comprising: Entrance hall, lounge open to kitchen area with a range of modern units, one double bedroom with built in wardrobe and bathroom with modern three piece suite.

Outside to the rear is a communal parking area.

Please note we have an identical property coming to the market within the same block with the same rental income. If this is of interest, please let us know.

## 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"

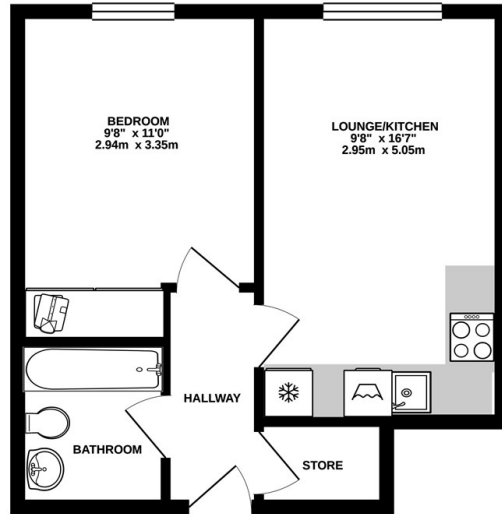
Maximum measurements.

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

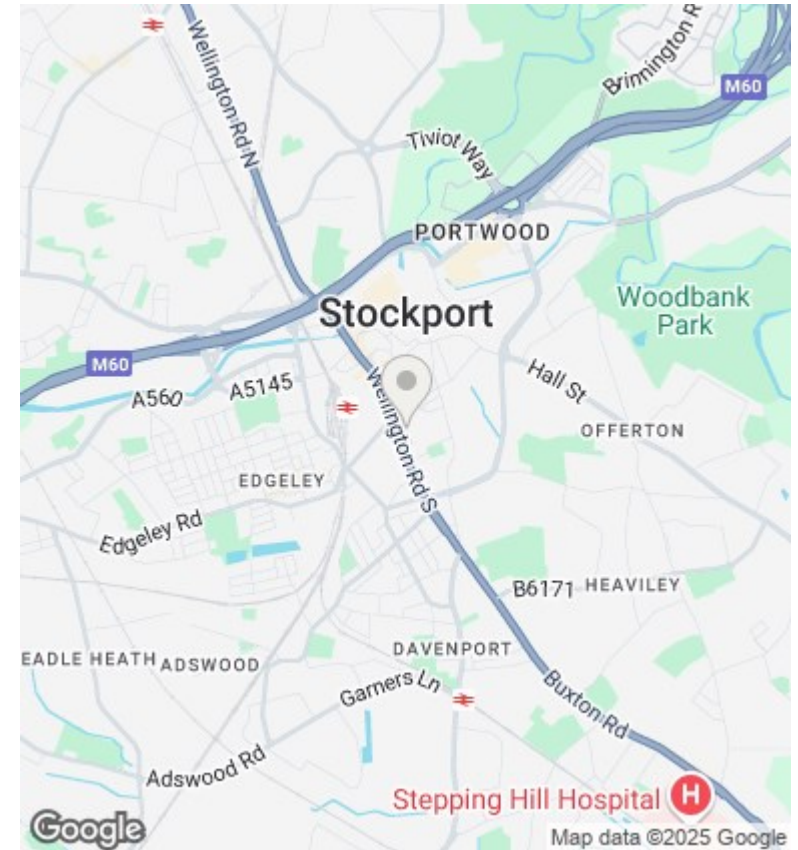
## PLEASE NOTE

We have another one bedroom property within Renaissance House that is also available to purchase, should an investor be interested in adding to their portfolio

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

A

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		