



Flat 19 Wesley Court, 59 Cavendish Road, Heaton Mersey
Stockport, SK4 3DP

JohnMellor



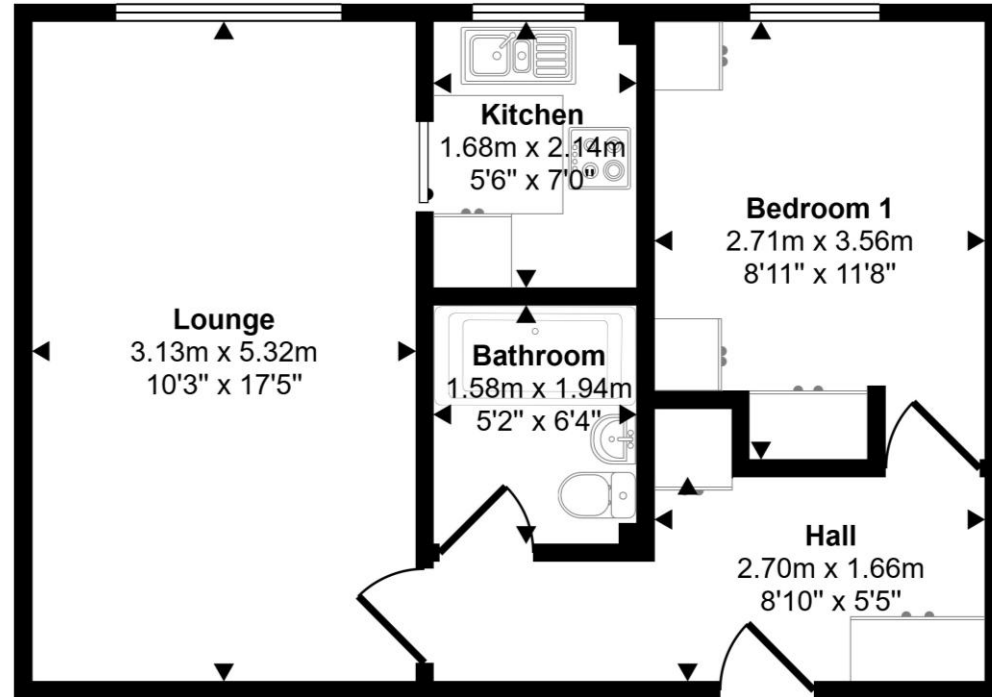
A delightful one bedroom retirement apartment offered for sale to the over 55's and occupying a superb position being convenient for local amenities on Didsbury Road as well as buses and trams which between them operate into both Stockport and Manchester centres. Admittance to the development is via a security entry phone system and both the kitchen and shower room have been refitted. The flat further benefits from a gas central heating system (Worcester boiler fitted 2022) and upvc double glazing.



There are parking areas to the front and rear for residents and visitors only, communal lawned garden areas, a laundry room and a guest room is available for visitors. There is a monthly service charge of £170.54 per calendar month and on completing the purchase a new 99 year lease will be created. Council tax band A. Band C energy rating. The flat is a 70% shared equity purchase and there is no rent payable for the remaining 30% share. There is no chain involved and a viewing is highly recommended!



Approx Gross Internal Area
42 sq m / 449 sq ft



Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273