



7, Regency Court, Niagara Street,
Heaviley, Stockport SK2 6EE

Easily managed and well-presented two bed ground floor apartment in this small, select, purpose-built development convenient for all the amenities of South Stockport.

Guide Price: £160,000



SUMMARY:

Easily managed and well-presented two bed ground floor apartment in this small, select, purpose-built development convenient for all the amenities of South Stockport. Good road and rail links. Benefits from gas fired central heating, double glazing, security entryphone. Briefly comprises: communal entrance hall, private entrance hall, sitting room, breakfast kitchen, two bedrooms and shower room/wc. Secure, gated and designated car parking for the residents and their visitors. A communal, well enclosed lawned rear garden enjoys a south-westerly aspect.

LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area, whilst Davenport, Woodsmoor, Bramhall, Cheadle, Poynton, Marple, Hazel Grove, Macclesfield, Stockport, Manchester City Centre, MediaCity UK, International Airport and access points to the national motorway network are all within comfortable commuting distance.

DIRECTIONS:

From our Hazel Grove turn left onto the A6/London Road towards Stockport. After the fifth set of traffic lights turn right, after the Alma Lodge Hotel, into Regent Road then right again into Niagara Street. 7-12, Regency Court is the second development along on the right-hand side.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Security entryphone system, courtesy lighting, meter cupboards, staircase to upper floors. Glazed door to lobby for flats 7 and 8.

PRIVATE ENTRANCE HALL

11' 5" x 6' (3.48m x 1.83m) max. Cloaks/airing cupboard (shelved with radiator), cornice, dado rail, radiator, entryphone receiver, doors to all rooms.

SITTING ROOM (REAR)

14' 9" x 11' 8" (4.5m x 3.56m) max. Double glazed window and patio door to rear garden, fireplace of Regency style surround with marble back and hearth and pebble effect electric fire, radiator, cornice, dado rail, gas meter cupboard.

DINING KITCHEN (REAR)

11' 8" x 7' 6" (3.56m x 2.29m) max. Range of fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, work surfaces, integral electric hob with extractor hood over, wall cabinet housing gas combination boiler, peninsular dining bar, ceiling downlighters, plumbed for automatic washing machine, electricity consumer unit, double glazed window, radiator.

BEDROOM 1 (FRONT)

11' 9" x 10' 9" (3.58m x 3.28m) max. Two double glazed windows, radiator.

BEDROOM 2 (FRONT)

11' 9" x 7' 5" (3.58m x 2.26m) max. Double glazed window, radiator.

SHOWER ROOM/WC

6' 7" x 6' (2.01m x 1.83m) max. White and chrome suite of double width walk-in shower, vanity unit with hand basin with cupboards below and mirrored cabinets above, low level wc, double glazed window, limestone tiled walls, non-slip flooring, ceiling downlighters, extractor fan, chrome towel warmer/radiator.

OUTSIDE

GARDENS

Communal lawned garden to rear with south westerly aspect. Designated and secure parking to front for residents and visitors. Electronically operated gates to the development.

TENURE:

We have been advised by the present owner that the property is Long Leasehold residue of 125 years from 2005 with a ground rent of £185 per annum. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

SERVICE CHARGE:

We have been advised that the Service Charge is £140 per calendar month from 1st April 2023 covering block building insurance, maintenance and cleaning of common parts and the gardening. No pets allowed.

COUNCIL TAX:

We have been advised that the Council Tax Band is C. All enquires to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property is C. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm
Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

