



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



GROSS INTERNAL AREA
TOTAL: 386 m²/4,143 sq.ft
CELLAR: 74 m²/792 sq.ft, FLOOR 1: 178 m²/1,913 sq.ft
FLOOR 2-1: 39 m²/418 sq.ft, FLOOR 2-2: 42 m²/454 sq.ft, FLOOR 2-3: 53 m²/566 sq.ft
EXCLUDED AREA: BALCONY: 23 m²/245 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

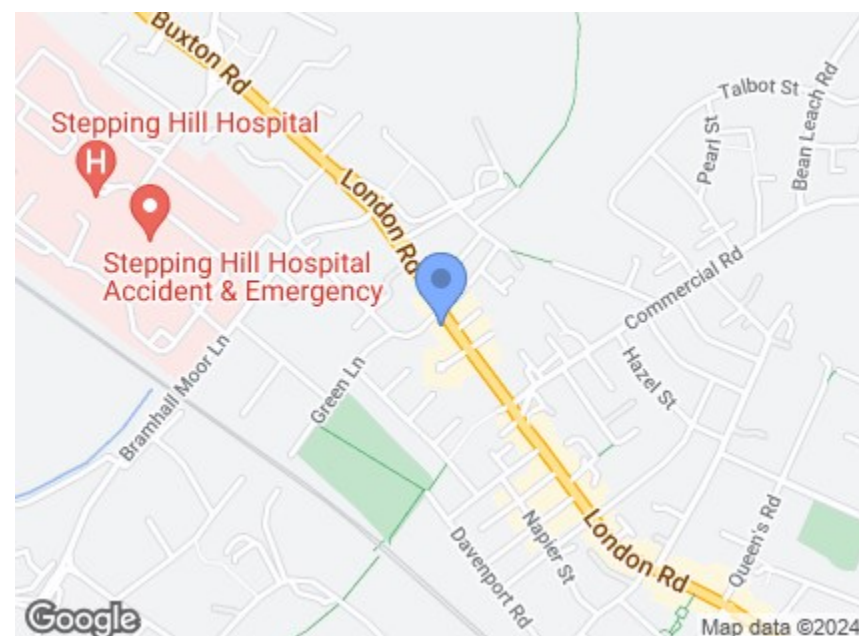


Apt 2 62 London Road
Hazel Grove, Stockport, SK7 4AF

Price guide £145,000



- Well Presented First Floor Apartment
- One Bedroom with Patio Doors to Outside Balcony
- Modern Fitted Open Plan Kitchen/Diner
- Newly Fitted Modern Bathroom
- Ideal For First Time Buyers & Investors
- Allocated & Visitor Parking With Communal Gardens
- Close To Local Amenities, Metrolink & Motorway Links
- A Must See!!! To Appreciate Location & Charm Of Property



Directions

From junction 27 of the M60, take the A560 exit. At Portwood Roundabout, take the 5th exit onto St. Marys Way/A6188/A626 and continue straight onto St. Marys Way/A6188. Next turn left onto Hemphaw Ln and then a slight right onto Dialstone Ln. Then, slight left onto Buxton Rd/A6. Continue to follow A6 and destination will be on the right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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"The Anchor," located in Hazel Grove, Stockport, is a property consisting of three apartments on the first floor. Situated in close proximity to the hospital and local amenities, the property offers convenience for residents. Additionally, its easy access to the motorway facilitates transportation to the wider area, enhancing its appeal for both residents and potential renters.

In summary, Apartment two, is a one bedroom with access to a roof top balcony via double patio doors, and an open plan kitchen and living room, and private bathroom. (Yellow outline on the floorplan)

Apt 2

Living Room

14'7 x 8 (4.45m x 2.44m)

With a front facing uPVC windows and open aspect to the kitchen, it has inset ceiling spot lights, radiator, TV point, telephone point and power points



Kitchen

14'9 x 5'7 (4.50m x 1.70m)

Laminate wood effect flooring, a range of wall and base units with quartz work surfaces, inset sink with drainer, built in electric oven, induction hob with overhead extractor, integrated fridge freezer, and plumbing for a washing machine.



Bedroom

15 x 10'2 (4.57m x 3.10m)

With a rear facing uPVC double glazed double patio doors leading to the roof top balcony area, inset ceiling spot lights, radiator and power points



Alternative View



Balcony

13'5 x 24'9 (4.09m x 7.54m)

Bathroom

10'6 x 3'2 (3.20m x 0.97m)

Fully tiled with a heated towel rail, extractor fan, glass enclosed shower cubicle with thermostatic shower, low flush WC and a hand wash basin with vanity unit.