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# CHARLES LOUIS

HOMES LIMITED

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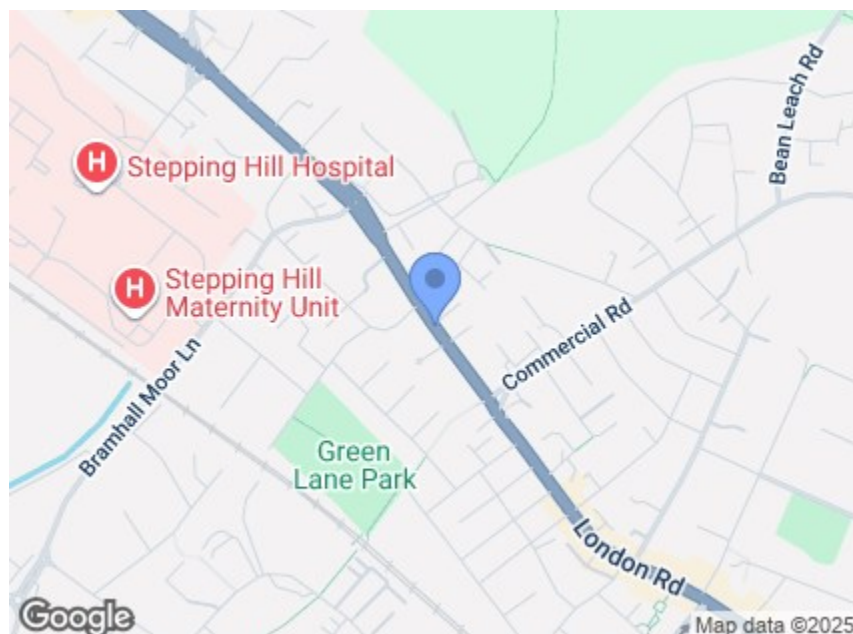
GROSS INTERNAL AREA  
TOTAL: 386 m<sup>2</sup>/4,143 sq.ft  
CELLAR: 74 m<sup>2</sup>/792 sq.ft, FLOOR 1: 178 m<sup>2</sup>/1,913 sq.ft  
FLOOR 2-1: 39 m<sup>2</sup>/418 sq.ft, FLOOR 2-2: 42 m<sup>2</sup>/454 sq.ft, FLOOR 2-3: 53 m<sup>2</sup>/566 sq.ft  
EXCLUDED AREA: BALCONY: 23 m<sup>2</sup>/245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



Apt 1, 62 London Road  
Hazel Grove, Stockport, SK7 4AF  
**£950 Per month**



- Well Presented First Floor Apartment
- Two Bedrooms, Set In a Sought After Location
- Modern Fitted Open Plan Kitchen/Diner
- Newly Fitted Modern Bathroom
- Close To Local Amenities, Metrolink & Motorway Links
- Available Immediately, Call Now To View



## 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 Hemphshaw 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Apt 1, 62 London Road

## Hazel Grove, Stockport, SK7 4AF

"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 three is two bedroom with an open plan living room and kitchen, and private bathroom. (Blue outline on the floorplan).

**\*\*Combined Utilities (Electricity and Water) and Local Council Tax Tarif equating to £200pcm.\*\***

### Entrance Hallway

5'11x 7'11 (1.80mx 2.41m)  
Hi vision entry system, wood effect laminate flooring leads to living room/kitchen, bedroom ,and bathroom

### Living Room

10'6 x 13'4 (3.20m x 4.06m)  
With a rear facing uPVC windows and open aspect to the kitchen, it has inset ceiling spot lights, radiator, TV point, telephone point and power points

### Kitchen

3'4 x 9 (1.02m x 2.74m)  
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 One

12'5 x 9'2 (3.78m x 2.79m)  
With a rear facing uPVC double glazed window, inset ceiling spot lights, radiator and power points

### Bedroom Two

9'5 x 16'7 (2.87m x 5.05m)  
With a rear facing uPVC double glazed window, inset ceiling spot lights, radiator and power points

### Bathroom

5'11 x 4'11 (1.80m x 1.50m)  
Fully tiled with a heated towel rail, extractor fan, glass enclosed shower cubicle with thermostatic shower, low flush WC ad a hand wash basin with vanity unit.

EPC Rating C