



2 Malvern Court, 58 Ack Lane West, Cheadle Hulme, Cheshire, SK8 7EL

mosley jarman

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£1,350 Per Calendar Month

- Parking - Single garage in addition to resident/visitor parking
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (60/70)
- Council Tax band - C (Stockport).
- Refuse - Stockport Council operate a chargeable garden waste disposal service. For full details please visit www.stockport.gov.uk/garden-waste
- **Flood Risk - There is a very low flood risk for this property.
- *Broadband - Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE., and Three
- *Mobile - Likely coverage by EE, and Vodafone. Limited coverage by O2, and Three
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK





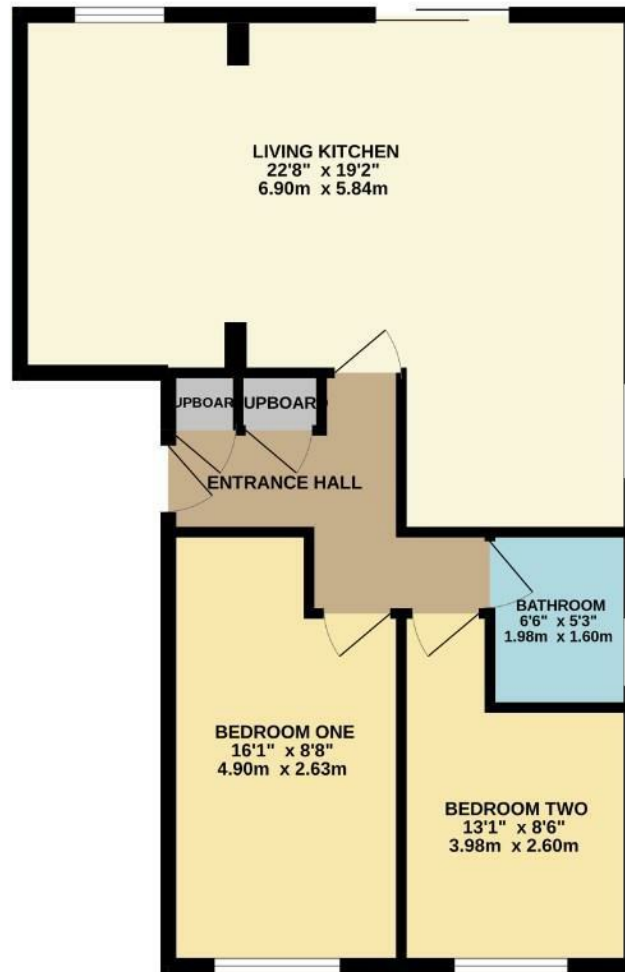
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A superbly presented ground floor apartment situated in a popular residential location in a select development of only four apartments. The development has recently undergone a programme of improvements which include; updated communal areas, and new entry system,. Number two has recently been upgraded to include a new bathroom and kitchen, double-glazing, and a new Vaillant combination boiler (installed in September 2025). In addition the apartment benefits from LED energy efficient lighting throughout. The accommodation includes; communal entrance hallway, private entrance hallway (with two storage cupboards), stunning dual aspect living kitchen (fitted with contemporary matching wall and base units, integrated appliances (Washing machine, dishwasher, 5-ring gas hob, oven and microwave), breakfast bar, spacious living/ dining area with sliding doors onto the outside composite decked terrace (with glass balustrade) and south facing communal garden, two double bedrooms and a stylish refitted bathroom (with contemporary three piece suite, rain fall shower, folding shower screen and porcelain tiled walls and floor). UNFURNISHED. AVAILABLE: IMMEDIATELY.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY MISDESCRIPTION ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. the buyer is advised to obtain verification from his or her Professional Buyer. References to the tenure of the proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

