

141 Marlborough Court Gillbent Road
Cheadle Hulme, Cheshire, SK8 6NH



mosley jarman



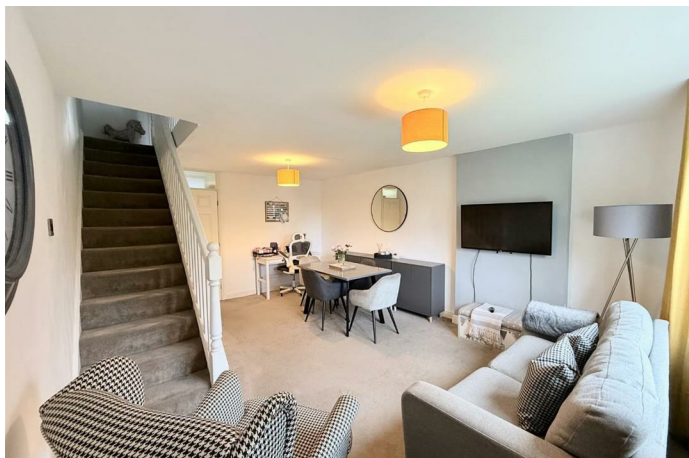
141 Marlborough Court Gillbent Road, Cheadle Hulme, Cheshire, SK8 6NH

Offers Over £200,000

NO CHAIN - A stylishly presented two double bedroom duplex apartment, ideally situated in a convenient location within easy reach of both Bramhall and Cheadle Hulme villages, while also offering excellent transport links to Manchester Airport via the A34.

The accommodation briefly comprises a private entrance leading to a first-floor landing with a useful understairs storage cupboard. The property benefits from a well-appointed breakfast kitchen, fitted with a range of matching wall and base units, complementary work surfaces, and integrated appliances, offering ample space for informal dining.

There is also a spacious and bright living/dining room, providing an excellent space for both relaxing and entertaining. The property further features two generous double bedrooms, both offering plenty of space, alongside a modern family bathroom complete with a heated towel rail, stylish floor-to-ceiling tiling and contemporary fittings throughout.



- A stylishly presented two double bedroom duplex apartment
- Conveniently situated within easy reach of Bramhall and Cheadle Hulme villages
- Excellent transport links to Manchester Airport via the A34
- Private entrance leading to first floor accommodation
- Modern breakfast kitchen
- uPVC double glazing
- Gas fired central heating
- Well maintained communal garden and parking



The Grounds and Gardens

The property benefits from a useful outside storage cupboard, well-maintained communal lawns, and private residents parking, providing both practicality and attractive outdoor surroundings.

The Location

Cheadle Hulme is a suburb in the Metropolitan Borough of Stockport with an excellent range of bars, shops and restaurants and many of its public and private schools are highly sought after. Cheadle Hulme train station provides direct links to Manchester City Centre which is 8 miles away. The A34 provides excellent transport links to the local motorway network and Manchester Airport.

Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water). Very Low Risk (sea and rivers)**

Water Meter - Yes

Leasehold

Broadband providers - Openreach - FTTP (Fibre to the Premises). You may also be able to

obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE, and Three*

Mobile providers- Mobile coverage at the property available with all main providers*. (Some limited indoor coverage).

**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 purchase.

** Information provided by GOV.UK

Postcode: **SK8 6NH**

What 3 Words: **purely.duty.tops**

Council Tax Band: **B**

EPC Rating: **TBC**

Tenure: **Leasehold**

ENTRANCE HALLWAY
63 sq.ft. (5.9 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



2ND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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