



8 Wellington Street, Stockport, SK1 3RN Offers in excess of £145,000

** ATTENTION INVESTORS - SOLD WITH TENANT IN SITU **

A great chance to purchase this spacious apartment which is located on the first floor in a modern block of other similar homes. Conveniently located in the heart of Stockport town centre and with good access to the M60 the property is served with plenty of shops, bars, restaurants, schools road and rail links and leisure facilities.

The accommodation on offer briefly consists: Entrance hall with doors to the living/dining room and opening into the kitchen which is fitted with plenty of base and wall units and preparation surface. There are two bedrooms, the master with an en-suite shower room and a bathroom. Access to the balcony is via the living room.

Permit parking available on surrounding roads.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

980 years remaining on the lease

Ground rent: £0 per annum

Maintenance charge: £175 per month

This information is provided by the vendor and should be verified during the conveyancing process.

