



# Cale Green Court

## Stockport



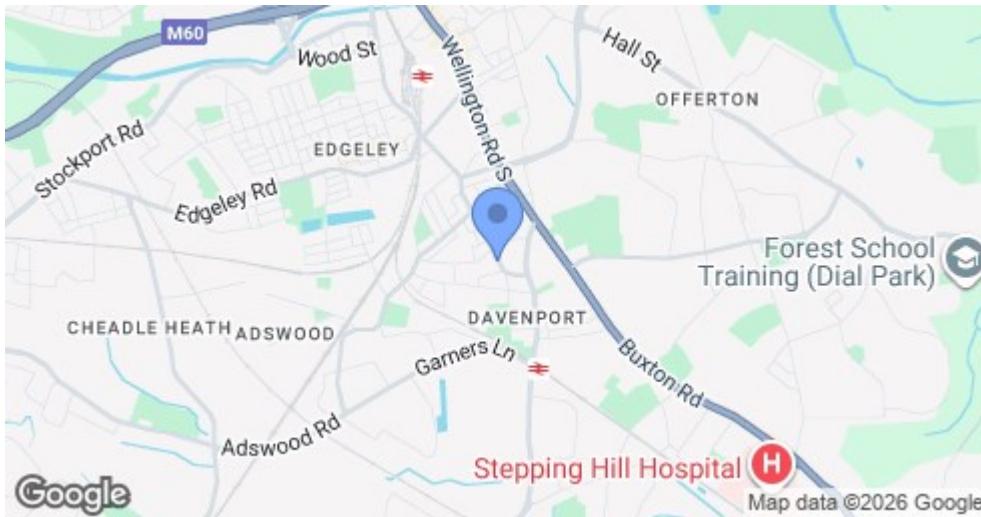
£125,000

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SPENCER  
HARVEY  
PASSIONATE ABOUT PROPERTY



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## PROPERTY DESCRIPTION

Charming One-Bedroom Ground Floor Apartment – Sought-After Cale Green Conservation Area

Nestled in the desirable and picturesque Cale Green Conservation Area, this well-presented one-bedroom ground floor apartment offers a perfect blend of character, convenience, and comfort. Recently decorated throughout, the property is ready to move straight into, making it an ideal low-maintenance home or an excellent investment opportunity.

The apartment benefits from a welcoming living space, a fitted kitchen, a double bedroom, and a modern bathroom. Outside, residents enjoy access to attractive communal gardens and the added bonus of a private parking space.

Perfectly positioned within easy reach of local shops, transport links, and the green open spaces of Cale Green Park, this home offers the best of both worlds – a peaceful setting with excellent amenities close by. It is offered for sale with a very long lease (947 years remaining), zero ground rent and a low annual service charge.

### KEY FEATURES

- One Bedroom Ground Floor Apartment
- Located in Cale Green Conservation Area
- Close to Cale Green Park and Davenport Amenities
- Recently Decorated Throughout
- Private Parking Space
- Very Long Lease and Low Service Charge
- Great Investment or First Time Buy
- Low Maintenance Living



**EPC RATING:**  
**D**

**COUNCIL TAX BAND:**  
**B**

