



# Wellington Road North

Stockport



£1,100 Per month

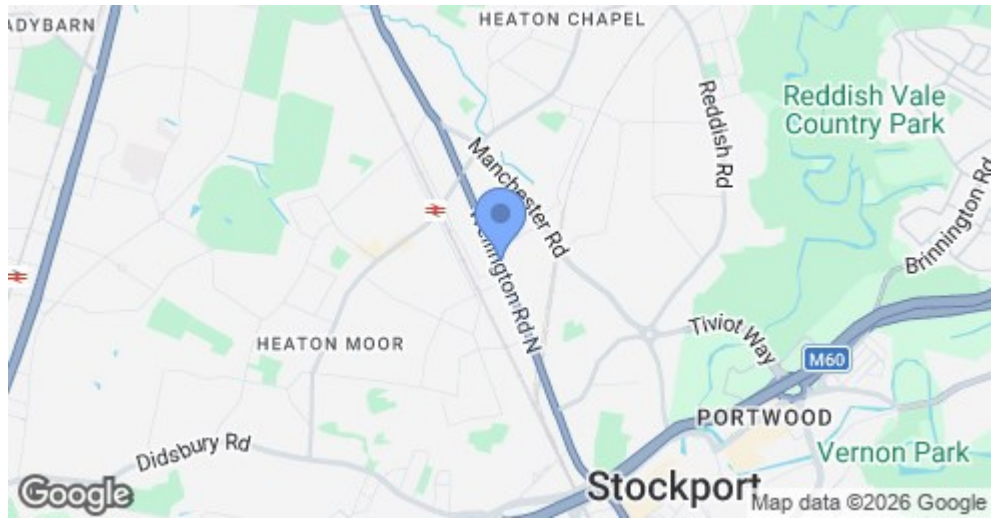
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**SPENCER HARVEY**

PASSIONATE ABOUT PROPERTY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

**\*\* AVAILABLE NOW\*\* \*\* TWO BEDROOM APARTMENT \*\***

We are delighted to bring to the market this beautifully presented TWO BEDROOM apartment, a true hidden gem with a separate secret entrance tucked away from the main road right in the heart of Heaton Chapel; extremely sought after location with quick and easy access to both Stockport and Manchester city centre. The property is just a stone's throw away from train station, wide range of bars, restaurants, shops and bus stops.

The apartment comprises of TWO DOUBLE bedrooms; en-suite wet room located in the master bedroom, separate modern three piece bathroom next to the second bedroom. Apart from providing two lovely bathrooms this apartment benefits from a modern fitted kitchen with the white goods included and spacious living area.

The true highlight of this property is the beautifully landscaped, spacious garden with decking making it a perfect place to relax during sunny days.

The property comes Unfurnished with EPC rating E and Council tax band A! It offers OFF-ROAD PARKING to the front of the property and will suit the best to a young professional couple.

\*\* Holding deposit of 1 weeks rent will be requested to be paid in order to reserve the property prior to let agreed.

## KEY FEATURES

- Two double bedrooms
- Two bathrooms
- Modern apartment
- Heaton Chapel
- Close to train station
- Ideal for commuter
- Spacious private rear garden
- Off road parking
- Council Tax A
- Unfurnished

**LET AVAILABLE DATE:**  
17th July 2023  
**DEPOSIT: £1,269**  
**MIN TENANCY:** Add Text  
**LET TYPE:** Add Text  
**FURNISH TYPE:** Unfurnished

**EPC RATING:**  
E

**COUNCIL TAX BAND:**  
A

