



Windlehurst Court, High Lane, Stockport, SK6

Flat 8 Windlehurst Court, High Lane, Stockport, SK6 8BB

Asking Price **£189,950**

Two Bedroom 2nd Floor Apartment	Convenient Location For Local Amenities	Modern Shower Room	Combi Gas Central Heating & Double Glazing	Parking & Maintained Communal Areas
Double Glazing & Gas Central Heating	Separate Kitchen	Sold With Tenant or Vacant Possession		

Set within the well-kept surroundings of Windlehurst Court, this attractive two bedroom 2nd floor apartment is a wonderful opportunity for anyone looking for a home that feels easy to move into and enjoy from day one. Light, comfortable and well presented, it offers a lovely balance of practicality and style, making it particularly appealing for a buyer seeking a home that is both manageable and inviting.

Inside, the apartment offers a well-planned layout with a welcoming reception room that provides a relaxing space to unwind, entertain friends or simply enjoy everyday living. The kitchen and living accommodation are designed to suit modern lifestyles, while both bedrooms offer flexibility for sleeping space, guests or even a dressing room or home working area if desired. The modern bathroom is a particularly attractive feature, fitted with a rainhead shower for a more luxurious start or finish to the day.

Further benefits include combi gas central heating and double glazing. The property also enjoys parking, along with maintained communal areas that add to the sense of care and presentation on arrival. With Council Tax Band B, this is a home that combines comfort with sensible day-to-day running considerations.

The flat is offered for sale with the flexibility of a current tenant if you are looking for an investment or vacant possession if you are looking to live in the property yourself. . The location is another strong reason to buy as Windlehurst Court enjoys a convenient situated for local amenities, with supermarkets, schools, leisure facilities and healthcare services all within easy reach. Rail links are also accessible for wider travel and commuting, adding to the practicality of the setting while still allowing you to enjoy a more relaxed residential feel.

This is a home that offers simplicity, comfort and convenience in equal measure. Whether you are looking for a smart first purchase, a lower-maintenance home or an investment in a well-connected area, this apartment stands out as an appealing choice with plenty to offer.

SECOND FLOOR
ENTRANCE HALLWAY

A large and welcoming entrance hallway, with wooden entrance door, Videx intercom to main entrance door, power points, radiator and access to:-

WALK IN STORAGE
With light point and fitted with shelving.

LIVING ROOM
With two uPVC double glazed windows, TV point, power points and feature fireplace with wood surround and electric fire fitted.

DINING KITCHEN
The kitchen has been fitted with a range of wall and base level units, with working surfaces, which incorporates the stainless steel drainer unit, Breakfast bar area, wall mounted Viessmann combi boiler, uPVC double glazed window to the side. There is space for a cooker/hob, fridge, freezer and washing machine.

BEDROOM ONE
Double glazed window to the side aspect, laminate floor, radiator.

BEDROOM TWO
Double glazed window to the side aspect, radiator, laminate floor.

BATHROOM
The bathroom has been re-fitted to a modern standard, having walk in shower with rain head and body jet attachment and glass shower screen with chrome finishes, vanity wash hand basin with hot and cold mixer, concealed unit WC with continental style flusher, fully tiled walls, ceiling spotlights and towel radiator.

OUTSIDE
There is a communal parking area. The communal garden is mainly laid to lawn with flowering shrubs and boarded by hedges.

DIRECTIONS
From our High Lane office travel along Buxton Road in the direction of Hazel Grove until you get to the horse shoe pub traffic lights, turn right into Windlehurst Road, then take the first left into Windlehurst Court. Parking available.

VIEWING ARRANGEMENTS

Strictly by appointment with Ian Tonge Property Services 150 Buxton Road, High Lane, Stockport, SK6 8EA. Telephone 01663 762677.

TENURE
The property is leasehold for the balance of 999 Years From 25 February 1982. The service charge is £120 each month which currently covers building insurance, maintenance of the car park, communal areas and gardens.

COUNCIL TAX
the property is Council Tax Band B with Stockport MBC.

PROPERTY MISDESCRIPTION ACT
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