

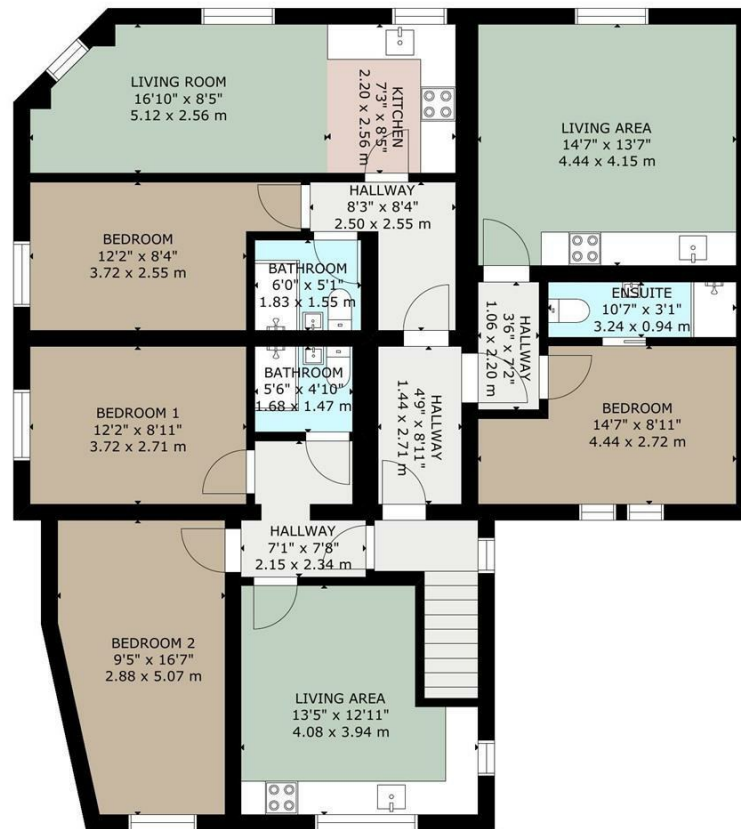


Charles Louis Commercial
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BL0 9HX

CHARLES LOUIS

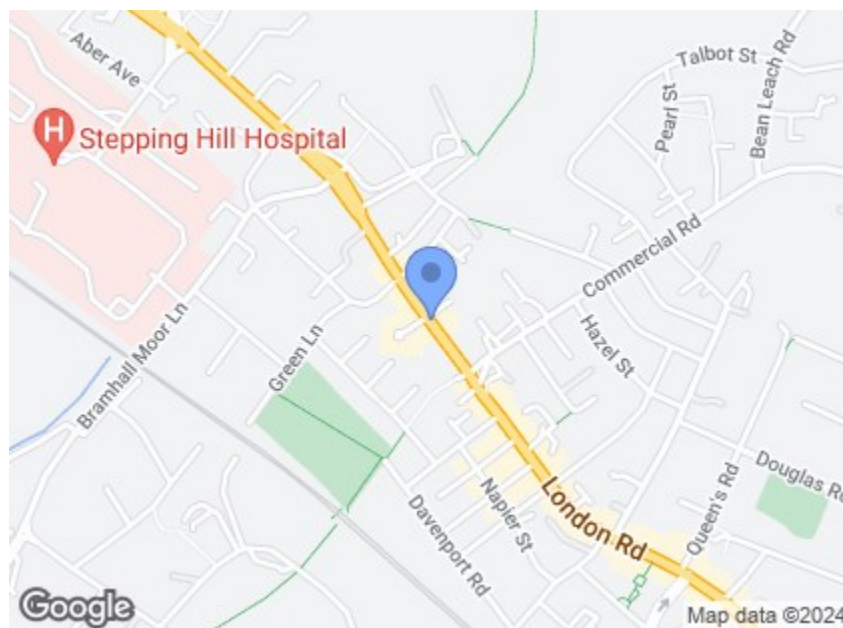
COMMERCIAL

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GROSS INTERNAL AREA
TOTAL: 137 m²/1,472 sq ft
GROUND FLOOR: 137 m²/1,472 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR



Directions

From junction 27 of the M60, take the A560 exit. At Portwood Roundabout, take the 5th exit onto St. Marys Way/A6188/A626 and continue straight onto St. Marys Way/A6188. Next turn left onto Hemphaw Ln and then a slight right onto Dialstone Ln. Then, slight left onto Buxton Rd/A6. Continue to follow A6 and destination will be on the right.

62 London Road
Hazel Grove, Stockport, SK7 4AF

Price £460,000

- Three apartments for sale
- Total square footage 1431 sq ft
- Rental yield approx 8.3%
- May suit serviced accommodation model
- Two one bed and one two bed
- Ideal investment opportunity
- Close proximity to amenities and transport links
- Viewing is highly recommended

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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62 London Road

Hazel Grove, Stockport, SK7 4AF

"The Anchor," located in Hazel Grove, Stockport, is a property consisting of three apartments on the first floor. Currently offered for sale as a package, it presents various opportunities, including the potential for service apartments or traditional lettings. Situated in close proximity to the hospital and local amenities, the property offers convenience for residents. Additionally, its easy access to the motorway facilitates transportation to the wider area, enhancing its appeal for both residents and potential renters.

In summary, -
 * Apartment one is two bedroom with an open plan living room and kitchen, and private bathroom. (Potential rental income £925pcm)
 * Apartment two, is a one bedroom with access to a roof top balcony via double patio doors, and an open plan kitchen and living room, and private bathroom. (Potential rental income £875pcm)
 * Apartment three, is one bedrooms with an open plan living room and kitchen, and private bathroom. (Potential rental income £825pcm)

Apartment One

Hallway

5'11 x 7'11 (1.80m x 2.41m)
 Hi vision entry system, wood effect laminate flooring leads to living room/kitchen, bedroom ,and bathroom

Living Room

10'6 x 13'4 (3.20m x 4.06m)
 With a rear facing uPVC windows and open aspect to the kitchen, it has inset ceiling spot lights, radiator, TV point, telephone point and power points

Kitchen

3'4 x 9' (1.02m x 2.74m)
 Laminate wood effect flooring, a range of wall and base units with quartz work surfaces, inset sink with drainer, built in electric oven, induction hob with overhead extractor, integrated fridge freezer, and plumbing for a washing machine.



Bedroom One

12'5 x 9'2 (3.78m x 2.79m)
 With a rear facing uPVC double glazed window, inset ceiling spot lights, radiator and power points



Bedroom Two

9'5 x 16'7 (2.87m x 5.05m)
 With a rear facing uPVC double glazed window, inset ceiling spot lights, radiator and power points

Bathroom

5'11 x 4'11 (1.80m x 1.50m)
 Fully tiled with a heated towel rail, extractor fan, glass enclosed shower cubicle with thermostatic shower, low flush WC ad a hand wash basin with vanity unit.



Apartment Two

Living Room

14'7 x 8' (4.45m x 2.44m)
 With a front facing uPVC windows and open aspect to the kitchen, it has inset ceiling spot lights, radiator, TV point, telephone point and power points



Kitchen

14'9 x 5'7 (4.50m x 1.70m)
 Laminate wood effect flooring, a range of wall and base units with quartz work surfaces, inset sink with drainer, built in electric oven, induction hob with overhead extractor, integrated fridge freezer, and plumbing for a washing machine.



Bedroom

15 x 10'2 (4.57m x 3.10m)
 With a rear facing uPVC double glazed double patio doors leading to the roof top balcony area, inset ceiling spot lights, radiator and power points



Balcony

13'5 x 24'9 (4.09m x 7.54m)



Bathroom

10'6 x 3'2 (3.20m x 0.97m)
 Fully tiled with a heated towel rail, extractor fan, glass enclosed shower cubicle with thermostatic shower, low flush WC ad a hand wash basin with vanity unit.

Apartment Three

Hallway

11'10 x 3'11 (3.61m x 1.19m)
 Hi vision entry system, wood effect laminate flooring leads to living room/kitchen, bedroom ,and bathroom

Living Room

16'3 x 10' (4.95m x 3.05m)
 With a two front facing uPVC windows and open aspect to the kitchen, it has inset ceiling spot lights, radiator, TV point, telephone point and power points



Kitchen

9'7 x 10' (2.92m x 3.05m)
 Laminate wood effect flooring, a range of wall and base units with quartz work surfaces, inset sink with drainer, built in electric oven, induction hob with overhead extractor, integrated fridge freezer, and plumbing for a washing machine.



Bedroom One

13'1 x 8' (3.99m x 2.44m)
 With a side facing uPVC double glazed double window, inset ceiling spot lights, radiator and power points



Bathroom

5'11 x 4'6 (1.80m x 1.37m)