

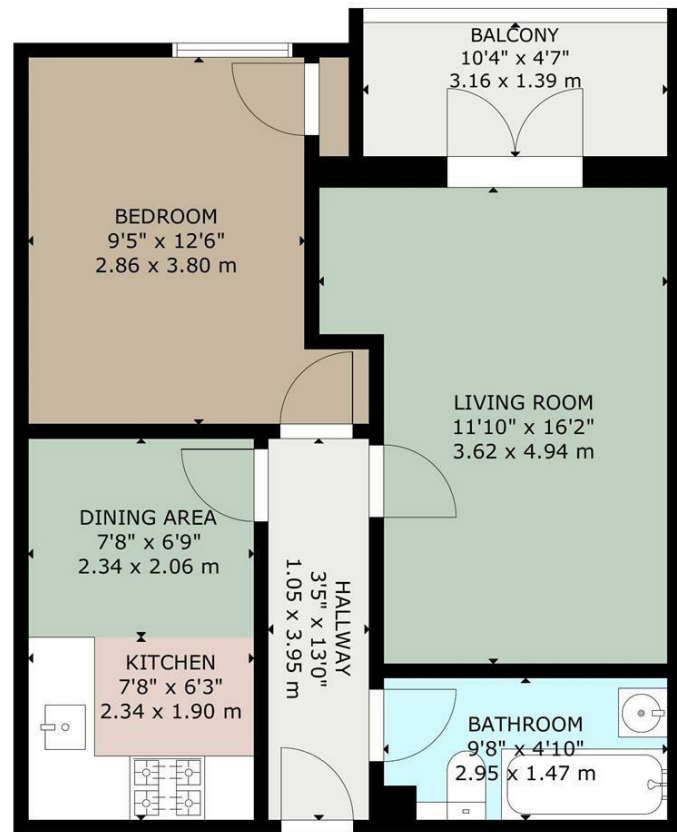


Charles Louis Homes Ltd  
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# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 48 m<sup>2</sup>/516 sq ft  
FLOOR 1: 48 m<sup>2</sup>/516 sq ft  
EXCLUDED AREAS: BALCONY: 4 m<sup>2</sup>/47 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Apartment Two 53 London Road

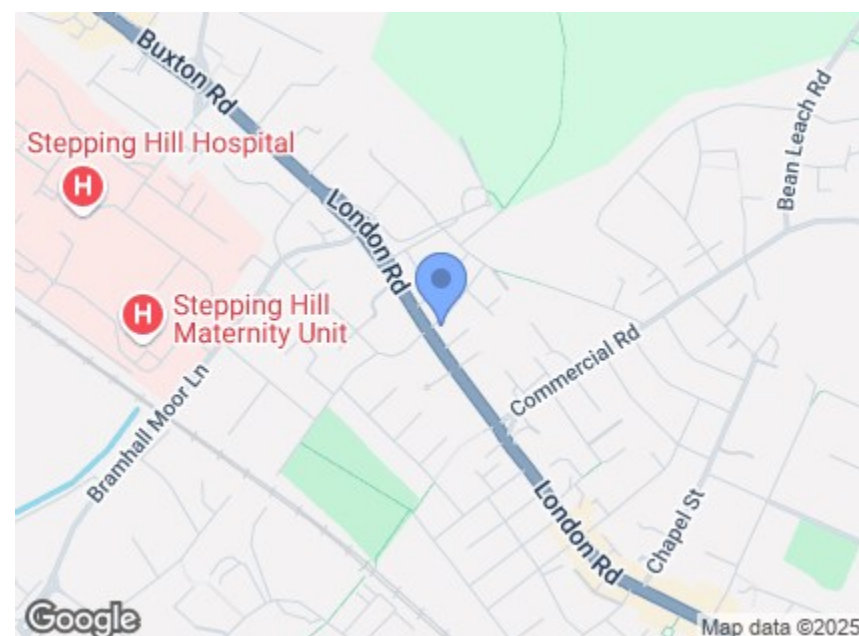
Hazel Grove, Stockport, SK7 4AX

Price guide **£145,000**



- Well Presented One Bedroom Apartment
- Located In A Well Sought After Area, Close To Stepping Hill Hospital
- Sold With No Chain
- Close To All Local Amenities, Metrolink & Motorway Links
- Open Plan Living Room & Kitchen
- Gas Central Heating & Double Glazing Throughout
- Parking & Balcony With All Apartments
- A Must See!!! To Appreciate Size & Location of Apartments

FLOOR 1



### Directions

Postcode - SK7 4AX What three words -  
///slimy.every.facing

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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# Apartment Two 53 London Road

Hazel Grove, Stockport, SK7 4AX

**\*\*ONE BEDROOM FIRST FLOOR APARTMENT\*\*SOLD WITH NO CHAIN\*\*LOCATED IN A WELL SOUGHT AFTER AREA\*\* Charles Louis Homes are pleased to bring to the market this one bedroom apartment situated on the first floor, located in Hazel Grove, Stockport. Situated in close proximity to the hospital and local amenities, the apartments offer convenience for residents. Additionally, its easy access to the motorway facilitates transportation to the wider area, enhancing its appeal for both residents and potential investors**

In summary, the apartments comprise of open plan living room and kitchen, bathroom, bedroom and a balcony. The property also comes with parking. A Must See!!! To appreciate size and location of property.

## Hallway

3'5 x 13'0 (1.04m x 3.96m)

Leads to living room/kitchen, bedrooms and bathroom

## Living Room

11'10 x 16'2 (3.61m x 4.93m)

With uPVC patio doors onto the balcony and open aspect to the kitchen, it has laminate wood effect flooring, inset ceiling spot lights, radiator, TV point, telephone point and power points

## Balcony

10'4 x 4'7 (3.15m x 1.40m)

## Kitchen

7'8 x 4'7 (2.34m x 1.40m)

Laminate wood effect flooring, a range of wall and base units with contrasting work surfaces, inset sink with drainer, built in electric oven, gas hob with overhead extractor, space for a fridge freezer, and plumbing for a washing machine.

## Dining Area

7'8 x 6;9 (2.34m x 1.83m;2.74m)

## Bedroom One

9'5 x 12'6 (2.87m x 3.81m)

Inset ceiling spot lights, radiator and power points

## Bathroom

9;8 x 4'10 (2.74m;2.44m x 1.47m)

Partially tiled, comprising of a three piece white bathroom suite including a panel enclosed bath with overhead thermostatic shower, low flush WC and a hand wash basin with pedestal.