

Flat, Leamington Road, Reddish,
Stockport, Cheshire

Guide Price: £160,000
Leasehold

 **Reeds Rains**

reedsrains.co.uk

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**** Guide Price £160,000 - £170,000 ****

Brand new to the Market this spacious three bedroom Flat located in an ideal Central Reddish location close to all amenities.

This is a perfect First time purchase or addition to an investors property portfolio.

This property truly needs to be seen to be appreciated book your viewing today !

EPC Grade Pending
Tenure Leasehold

Window to Front Elevation, Fireplace, Ceiling Light Point, Power Points

Bathroom

10'1" x 9'2" (3.07m x 2.8m)

Frosted Window to Rear elevation, Bath with Shower Facilities, W/C, Tap and Wash basin, Ceiling Light Point.

Leasehold Information

989 years term remaining on lease
Ground rent of £3.15s

Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB
Registered Number 2568254. VAT Reg No. 842 795 983.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Entrance Hall

3'3" x 2'11" (1m x 0.9m)

Wooden Front Door, Staircase leading to Flat, Ceiling Light Point, Power Point

Dining Area

15'4" x 11'4" (4.67m x 3.45m)

Window to Rear Elevation, Doors leading to Bedrooms, Open plan access to Kitchen, Ceiling Light Point, Power Points

Kitchen

9'1" x 7'9" (2.77m x 2.36m)

Window to Rear Elevation, Fitted Kitchen with a Range of Floor to Ceiling Storage units and Integrated appliances, Sink and Drainage Board, Ceiling Light Point, Power Points

Bedroom 3 / Lounge

11'10" x 10'11" (3.6m x 3.33m)

Window to Front Elevation, Ceiling Light Point, Power Points

Bedroom 2

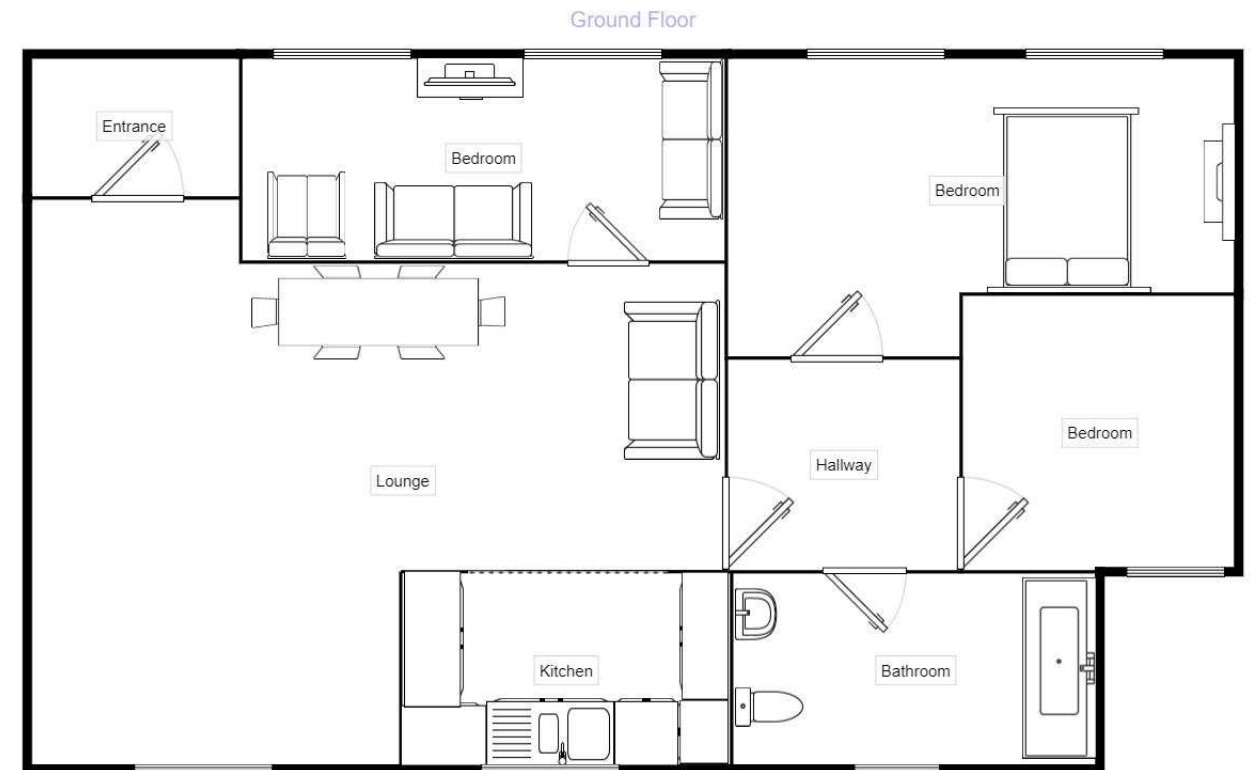
10'3" x 10'8" (3.12m x 3.25m)

Window to Rear Elevation, Ceiling Light Point, Power Points

Bedroom 1

15'3" x 11'1" (4.65m x 3.38m)

For full EPC please contact the branch.



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We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.