SPENCER HARVEY

PASSIONATE ABOUT PROPERTY



Hatters Court, Stockport

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Offers over

£175,000







Property Details

Hatters Court, Stockport

Located within the popular Hatters Court development, this spacious two-bedroom, top-floor apartment offers well-presented accommodation, stunning views across Stockport and the added benefit of designated parking. The property has been professionally decorated throughout and benefits from a new boiler, new carpets and a range of integrated kitchen appliances. The accommodation comprises a spacious open-plan lounge and kitchen area, two well-proportioned bedrooms, a family bathroom and a separate en-suite shower room.

Key Features

- Spacious Two-Bedroom Apartment
- Family Bathroom and Separate En-Suite Shower Room
- Modern Fitted Kitchen with Integrated Appliances
- Designated Parking and Convenient Town Centre Location
- Bright and Generous Open-Plan Living Space
- No Upward Chain

Located within the popular Hatters Court development, this spacious two-bedroom, top-floor apartment offers well-presented accommodation, stunning views across Stockport and the added benefit of designated parking.

The property has been professionally decorated throughout and benefits from a new boiler, new carpets and a range of integrated kitchen appliances. The accommodation comprises a generous open-plan living and kitchen area, two bedrooms and two bathrooms.

Upon entering, you are welcomed by a spacious entrance hallway, providing access to the principal rooms and offering useful cupboards for storage.

The heart of the home is the generously sized open-plan lounge, dining and kitchen area. Featuring multiple windows, the room benefits from plenty of natural light and offers ample space for both relaxing and dining, while enjoying views across Stockport. The adjoining kitchen is fitted with a range of modern wall and base units, complemented by wood-effect work surfaces, a new integrated oven, gas hob, extractor hood, integrated fridge-freezer and washer-dryer.

The apartment offers two well-proportioned bedrooms, both benefiting from new fitted carpets, radiators and natural light from the windows. The accommodation is further complemented by two bathrooms, comprising a family bathroom fitted with a three-piece suite, including a bath with an overhead shower, and a separate en-suite shower room serving the principal bedroom.

Externally, Hatters Court benefits from well-maintained communal grounds, landscaped gardens and designated parking facilities for residents.

Ideally positioned within walking distance of Stockport Town Centre, the development offers convenient access to a range of shops, restaurants, cafés and leisure facilities. Stockport railway station provides connections to Manchester and beyond, while nearby motorway links offer further accessibility for commuters.

ROOM DESCRIPTIONS

Open-Plan Lounge/Dining Room
A bright, spacious open-plan lounge and dining area featuring fitted carpeting, neutral décor and multiple double-glazed windows providing natural light. Ample space for lounge and dining furniture, with views across the development and access to the kitchen.

Kitchen
Fitted with white wall and base units, wood-effect work surfaces and matching splashbacks. Features include a stainless-steel sink and drainer, newly fitted integrated oven, gas hob, extractor hood, integrated fridge freezer and washer-dryer.

Bedroom One
A well-proportioned double bedroom featuring newly fitted carpeting, neutral décor and multiple double-glazed windows overlooking the development. Also benefiting from a radiator, multiple power points and space for additional furniture.

En-Suite Shower Room
Fitted with a shower enclosure, wash basin and WC, complemented by tiled walls, a wall-mounted mirror and radiator.

Bedroom Two
A further well-proportioned bedroom featuring newly fitted carpeting, neutral décor and double-glazed windows. Also benefiting from a radiator, multiple power points and space for bedroom furniture.

Bathroom
Fitted with a three-piece suite comprising a panelled bath with overhead shower and glass screen, wash basin and WC. Further features include tiled walls and vinyl flooring.









MATERIAL INFORMATION

PART A: BASIC PROPERTY DETAILS

Council Tax Band: B
EPC Rating: C
Tenure: Leasehold
Lease: 250 years from 1 June 2004 (approximately 227 years remaining).
Ground Rent: £150 per annum.
Service Charge: £2,090.96 per annum.

PART B: PHYSICAL CHARACTERISTICS AND UTILITIES

Property Type: Second-floor apartment.
Accommodation: Two bedrooms and two bathrooms.
Construction: Brick walls and pitched roof.
Electricity: Mains – ScottishPower.
Gas: Mains – ScottishPower.
Water: Mains – United Utilities.
Drainage: Public sewer – United Utilities.
Heating: Gas central heating.
Parking: One allocated space (P17) and one visitor parking permit for designated communal spaces, subject to availability.

PART C: PROPERTY-SPECIFIC RISKS AND RESTRICTIONS

Coastal Erosion Risk: Very low.
Flood Risk: Low.
Conservation Area: No.
Listed Building: No.
Building Safety Issues: None reported.
Restrictions and Rights: None reported.
Planning Permissions and Mining Activity: None reported.

SPENCER HARVEY

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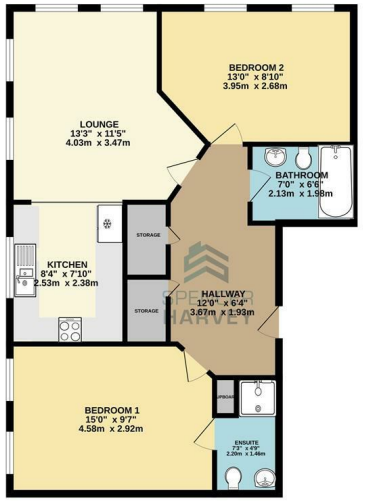
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OR SEND US A MESSAGE



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND: B	TENURE: Leasehold
EPC RATING: C	LOCAL AUTHORITY: Stockport