

# ***Jets***

NIAGARA STREET, STOCKPORT, CHESHIRE SK2 6EE

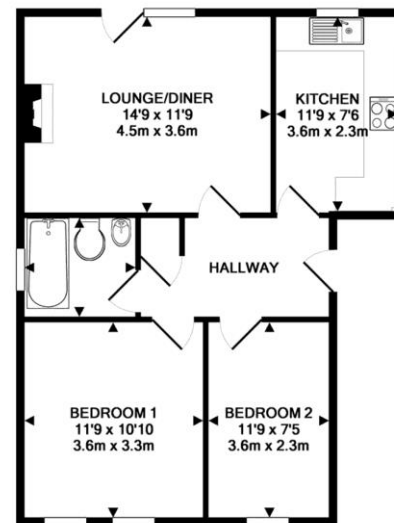
£800 PCM







Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.3 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Luxury two double bedroom part furnished first floor apartment. Finished to a high standard this accommodation is light and airy with an open plan lounge/diner, including a Juliet balcony, a separate kitchen which has an integrated electric oven and gas hob with extractor fan. There is also a free standing fridge/freezer and washing machine. The contemporary bathroom has a white three piece suite. Finally, the apartment is double glazed throughout and has gas central heating via a Worcester combi boiler. Accessed via secure coded gates and video entry system this apartment is the height of luxury. It has an allocated parking space plus visitor parking along with maintained communal gardens. The apartment has suited locks allowing you to access the apartment with just one key.

**Hallway :**At first floor level this double lock door enters into the apartment hallway which has carpeted flooring and provides access to all accommodation.

**Kitchen :** A grey kitchen fitted with an electric oven, gas hob and extractor fan over along with a washing machine, fridge/freezer and a combination boiler.

**Lounge :** A large living room with a glazed door leading to a Juliet balcony. There is a feature fireplace mantle and decorative fire, television aerial and telephone point.

**Bathroom :**Modern white suite with tiled shower area and splash back.

**Bedroom 1 :**A large master bedroom with two windows facing the front of the property and new carpeted flooring.

**Bedroom 2**  
 A second double bedroom facing out to the front of the property.