

**St Marys Court, Hollingworth, Via Hyde, SK14 8PP**



- ATTENTION BUY TO LET INVESTORS
- Hollingworth Village Location
- Off Road Parking with allocated bay
- TWO DOUBLE BEDROOMS
- True Kitchen/Diner
- SECOND FLOOR FLAT
- Good Storage Facilities
- Use of Lovely Rear Garden
- Far Reaching Countryside Views
- 6.86% yield

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## MAIN DESCRIPTION

### \*\*\*ATTENTION BUY TO LET INVESTORS\*\*\*

Stepping Stones are delighted to offer for sale this very well presented TWO DOUBLE Bedroom second floor flat situated within the heart of the historic Hollingworth Village.

The historic village of Hollingworth is ideally placed for the M60 & M67 motorway networks, schools, local shopping facilities, chemist, clinic and neighbouring villages of Tintwistle and Hadfield with stunning countryside nearby.

The internal accommodation is spacious throughout and in brief comprises; Communal Entrance, Private Entrance Hallway, Lounge, True Kitchen/Diner, TWO DOUBLE BEDROOMS and Bathroom. The property enjoys views from both the front and rear of the surrounding countryside.

Externally there is a private car park with an allocated parking space and use of a well-kept resident's rear garden with bin store.

The property is currently tenanted with a long-term short hold tenancy until August 25





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## COMMUNAL ENTRANCE

External door to entrance porch with post box, stairs to the first and second floors.

## PRIVATE ENTRANCE HALLWAY

External door to entrance hallway with ceiling light point, wall mounted radiator and internal doors to the accommodation, cloak cupboard with consumer unit.

## LOUNGE 15' 6" x 11' 4" (4.72m x 3.45m)

A spacious lounge with uPVC double glazed window to the front elevation with far reaching views of the surrounding countryside, wall mounted door entry phone, wall mounted radiator, ceiling light point, cornice to ceiling, TV aerial point.

## KITCHEN/DINER 11' 4" x 8' 4" (3.45m x 2.54m)

A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, plumbing for automatic washing machine, space for tall fridge freezer, space for gas oven with over oven extractor fan, ceiling light point, cornice to ceiling, wall mounted radiator, spacious storage cupboard, uPVC double glazed window to the rear elevation with far reaching views of the surrounding countryside.

## BEDROOM ONE 12' 6" x 11' 2" (3.81m x 3.4m)

A generous double bedroom with uPVC double glazed window to the rear elevation with views of Mottram church and surrounding countryside, wall mounted radiator, ceiling light point, cornice to ceiling

## BEDROOM TWO 15' 5" x 8' 5" (4.7m x 2.57m)

A further spacious double bedroom with uPVC double glazed window to the front elevation with far reaching views of the surrounding countryside, wall mounted radiator, ceiling light point, cornice to ceiling.

## BATHROOM 6' 4" x 5' 3" (1.93m x 1.6m)

A three-piece suite comprising of a low-level w/c, pedestal sink unit and bath with over bath shower, spacious storage cupboard and floor to ceiling splashback tiling, uPVC double glazed window to the side elevation, wall mounted chrome heated towel rail, ceiling light point.

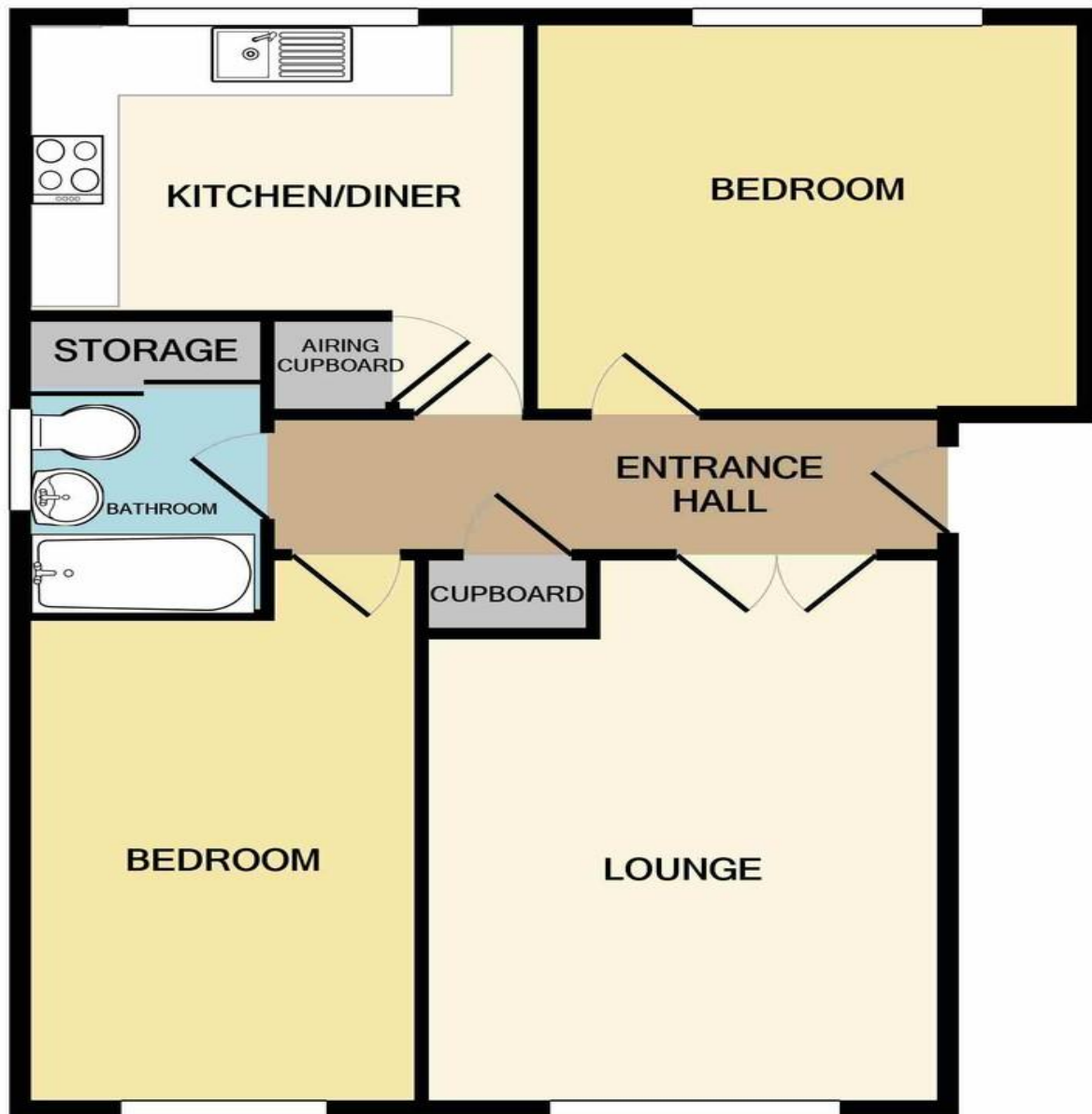
FRONT - Private carpark with allocated off road parking

REAR - A very well-maintained rear garden with lawn, established planting, clothes dryers and bin store for use by 6 residential flats.

## DISCLAIMER

Tenure – Leasehold \* Annual Ground Rent - £25.00 per annum  
Annual Ground Rent Review Period \* Service Charge - £1,300 per annum \* Annual Service Charge Review Period – annually \* Council Tax Band – B \* EPC Rate - C





**TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.4 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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#### FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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