



Flat 3 Alison Court, Clifton Road, Heaton Moor Stockport
SK4 4DD

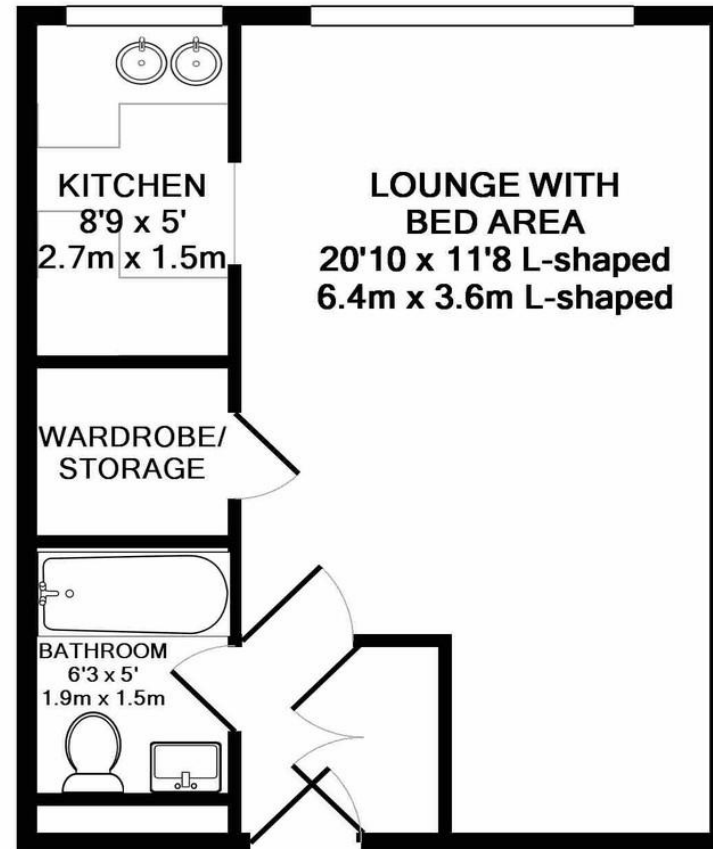
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A ground floor studio flat situated in a most attractive development which has always been popular and within walking distance of local amenities including bars, restaurants, cafes, shops, cinema and public transport services including trains which operate into both Stockport and Manchester centres. The accommodation is in need of some updating but it is gas centrally heated and upvc double glazed. There is a spacious lounge with a recessed bed area off, a large walk in storage cupboard/wardrobe, a kitchen and a bathroom.



In addition the flat also has a garage which is included in the asking price and located at the rear. Alison Court stands in well maintained communal gardens with a particularly pleasant lawned area at the rear. The current level of service charge is £126.83 per calendar month and this includes the cost of the gas central heating which is powered by a communal boiler located in the basement.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	74
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
64	76
England, Scotland & Wales	
EU Directive 2002/91/EC	

FLAT 3 ALISON COURT, CLIFTON ROAD, HEATON MOOR SK4 4DD TOTAL APPROX. FLOOR AREA 347 SQ.FT. (32.2 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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