



Flat 26 The Reform Club, 59 Heaton Moor Road, Heaton Moor
Stockport SK4 4BF

JohnMellor



No vendor chain. Offered for sale on a 50% shared equity basis is this superb two bedroom contemporary apartment, situated on the second floor in The Reform Club a prestigious historic landmark building in Heaton Moor. This most impressive development is located in a most enviable position, in the heart of Heaton Moor's thriving residential area with it's shops, restaurants, café bars and boutique cinema plus ideally placed for commuter transport links being within walking distance of the local railway station offering fast and frequent trains to Manchester. This stunning apartment contains a stylish open plan lounge and kitchen area, modern fitted bathroom and two bedrooms, plus also benefits from double glazing throughout and lift to all floors.



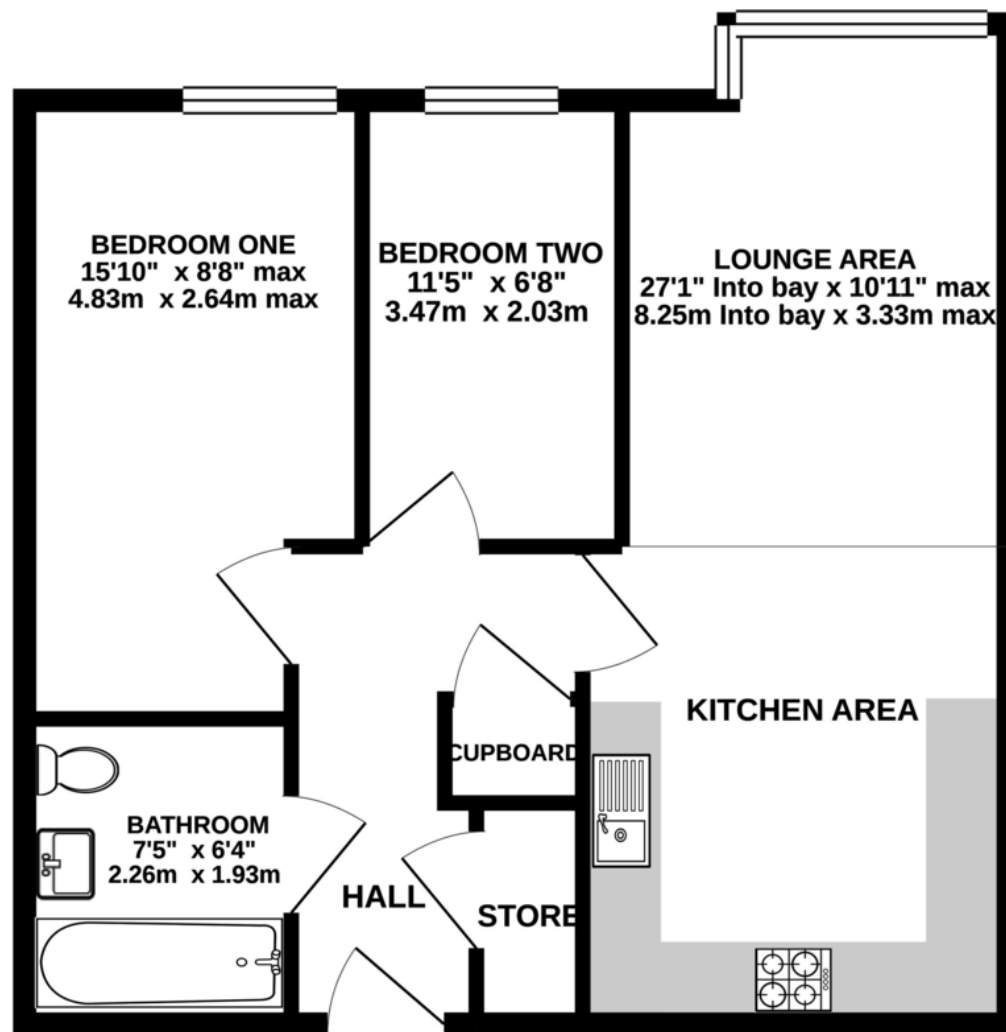
Set in grounds containing secure gated allocated parking plus visitor spaces and a beautiful maintained communal lawn with residents garden pavilion and bike store. The property is leasehold with 990 years remaining and the service charge is £118.55 per calendar month with a rent for the remaining 50% equity share of £197.08 per calendar month and is in council tax band B. Once the purchase is completed it is possible to buy remaining shares of the equity including the remaining 50% share. A viewing is essential to appreciate this stunning apartment in this most highly sought after development.



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
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SECOND FLOOR 608 sq. ft. (56.5 sq. m.) approx.



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IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273