



11 Box Apartments, Marriott Street, Stockport SK1 3PJ

£475.00 pcm

- Brand New Apartment
- Second Floor
- Unfurnished Let
- Contemporary Finish
- 'Chic' Grey Kitchen
- Integrated Kitchen Appliances
- Carpet & Flooring
- Double Glazing
- Secure Car Parking
- Close to Town Centre

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**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

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PROPERTY DESCRIPTION

A stylish one bedroom second floor apartment situated within a brand new development of 25 similar properties close to Stockport town centre. This property benefits from pleasant views eastwardly across the town and towards the hills of the Peak District.

The accommodation briefly comprises; communal hallway and corridors with lift and staircase access to all floors; private entrance hallway; open plan lounge with kitchen area fitted with 'chic' grey units and integrated appliances comprising - oven/hob; fridge freezer; washer drier and dishwasher; double bedroom; bathroom with WC and shower over the bath. Outside there is an allocated car parking space and an access control video entry security system.

Additionally the property benefits from new carpeting, electric heating and double glazing.

The property is ideal for a busy profession person or couple, perhaps working in Stockport town centre or local area or with the need for a convenient commute by rail or the motorway network.

ACCOMMODATION:

Communal Hallway

Video access control system; staircase and lift from all floors;

Entrance Hallway – 5.50 x 1.20 (18'0" x 3'11")

Carpet; electric wall heater; access to living room, bedroom and bathroom.

Open Plan Lounge / Kitchen – 4.61 x 4.31 (15'1" x 14'1")

Wide double glazed window; fitted contemporary cupboards with work top and single drainer sink units; oven & hob with extractor fan over; Hob; integrated dishwasher, washing machine and fridge freezer; built in storage cupboard for water cylinder; television aerial socket; power points; electric wall heater; carpeting & flooring.

Bedroom – 4.60 (longest point) x 2.67 (15'1" x 8'9")

Wide double glazed window; electric wall heater; power points; carpet.

Bathroom / WC – 2.58 x 1.46 (8'5" x 4'9")

Modern 3 piece white bathroom suite comprising; low level WC, wash-hand basin, panelled bath with shower fitting over; wall tiling; electric heating; vinyl flooring.

Outside

Allocated car parking space

ENERGY PERFORMANCE CERTIFICATE:

EPC Band : New build - information to be advised.

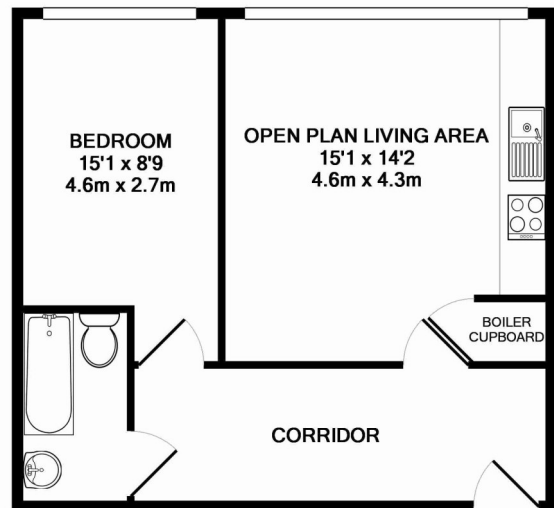
LOCATION:

Box Apartments is situated between Marriott Street and Holt Street, just off Higher Hillgate, close to Stockport town centre and the town's main shopping area, "Mersey Way" retail centre, which is in the heart of Stockport and hosts numerous high street vendors such as River Island, Next, Primark and Debenhams. There are also a range of venues for evening entertainment from bowling and cinemas to restaurants, bars and night clubs. The development is also convenient for numerous commerce related employers.

Public transport links to and from Manchester by road, bus and train. The M60, Manchester orbital motorway can be access at junction 1, within a few minutes by car.

Stockport Collage Campus is adjacent to the development as well as Stockport Police Headquarters, Stockport County Court and the Town Hall with numerous associated local authority support offices. Stepping Hill Hospital is approximately 1.8 miles from the property.

FLOORPLANS:



TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.0 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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VIEWING ARRANGEMENTS:

To arrange an appointment to view the property, please contact our Romiley Office: 0161 406 0044 or email romiley@oconnorbowden.co.uk

GALLERY:



ADDITIONAL SERVICES

Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist Letting and Management advice. O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios. Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; Individual buy to let property; investment portfolios, new development and off-plan investment deals.

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded

Offices at:

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