



Plot 16, Archer House, John Street, Stockport, SK1 3EA

£73,000

- Brand New Ground Floor Studio Apartment
- Allocated Parking Space in Private Car Park
- Stylish Kitchen with Integrated Appliances
- Contemporary Bathroom Fittings
- Located in Stockport's Business District
- Close to Rail Station (Manchester to London line)
- Excellent Road Links including M60 and A6
- 10 Year New Build Warranty

Sales

Investment Property

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Property Management

**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

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PROPERTY DESCRIPTION:

Archer House is a development of one bedroom and studio apartments arranged over 5 floors in a former office building located in the heart of Stockport's business district. Apartments on the higher floor have fabulous urban views across the town centre. The apartments interiors will be white and bright with spacious rooms and large windows. Gloss finish fitted kitchens with integrated appliances will be installed into the open plan living and dining areas and bathrooms will features baths with showers over, high end fittings and complimentary tiling.

Within the grounds of Archer House there is a private car park and each apartment will have an allocated parking space, cycle storage is also provided. The apartments can be accessed via one of 3 staircases or via the lift to all floors and an intercom entry system will control access to the building.

Stockport is currently undergoing re-development and the current shopping and leisure facilities will be enhanced by the new 45 million pound Redrock development with ten screen cinema, entertainments area with bars and restaurants and retail space. Stockport Exchange located next to the Railway Station is a 145 million pound commercial development bringing new office and retail space and a 115 bed hotel. The immediate area surrounding Archer House is being re-generated and the tired 1950's maisonettes are being demolished to make way for a new residential development of 2 and 3 bedroom houses.

Archer House residents working away from the Town Centre will benefit from excellent road and rail links. The A6 main artery road into Manchester City Centre and Buxton is moments away and the Junction 27 of the M60 Manchester's orbital motorway is less than a mile away. Stockport railway station providing commuter services into Manchester City Centre, London and many other towns, cities and neighbouring districts is a few minutes walk away.

With all this re-generation and re-development underway the demand for Town Centre living in Stockport is due to increase and with 18 apartments sold in the first two weeks of marketing we know Archer House Apartments will be in high demand.

Reservation Procedure

A payment of £1,000 will reserve the apartment and exchange of contracts will be required within 28 days of the Buyers Solicitor receiving the contract pack. Completion is estimated to be October / November 2016.

EPC

An EPC will be issued upon completion.

APARTMENT SPECIFICATION:

External

Double glazed opening windows

Communal Grounds

Access control car park with an allocated space for each apartment

Cycle storage

Communal refuse and recycling area

Communal Entrance Area

Security intercom entry system

Passenger lift to all floors

Staircase to all floors

Secure post room

Flooring

Tiling to the principle ground floor communal areas

Carpeting to communal hallways

Vinyl floorcovering to the stairs

Laminate flooring to the hallway and living room

Ceramic flooring to the bathroom

Decoration

Communal area painted in white

White walls and woodwork throughout the apartment

Chrome door furniture

Kitchen

Contemporary white gloss kitchen units

Work surfaces with inset stainless steel sink and drainer

Built in oven, hob and extractor canopy with splash back

Integrated washing machine/dryer

Integrated fridge/freezer

Bathroom

White suite with chrome fittings

Over bath shower fitment with screen

Wall tiling to the bath area

Ceramic floor tiling

Chrome heated towel rail

Electrical

Electrical panel heating

LED ceiling down lighters

TV points in living rooms and bedrooms

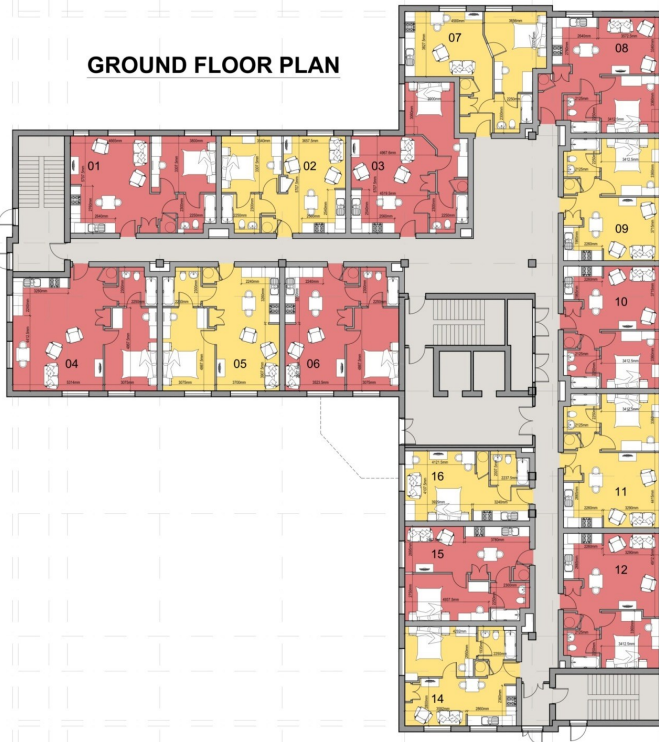
Tenure and Service Charge

The apartments are leasehold for 225 years subject to an annual ground rent of £350 (with 5 yearly RPI reviews). The Service charges are estimated to be £472 a year for the studio apartments. The charges may be subject to change and Buyers are advised to seek clarification from their legal advisor regarding the sums and frequency of service charge payments.

PROPOSED INTERIOR FINISH



GROUND FLOOR PLAN



ADDITIONAL SERVICES:

Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice its clients. Advice is totally independent and will be specifically tailored to your needs and circumstances which could be for your first home, moving home, Investing in property or remortgaging.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Truly Independent Mortgage Experts Limited which is an appointed representative of the following companies which are authorised and regulated by the Financial Conduct Authority for advising on and arranging the following: Mortgage Advice Bureau Limited for mortgages. Mortgage Advice Bureau (Derby) Limited for insurance. Truly Independent Mortgage Experts Limited. Registered Office: Horley Green House, Horley Green Road, Halifax HX3 6AS. Registered in England Number: 08124266

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:

13 Stockport Road, Marple, Stockport, Cheshire, SK6 6BD
Bank Chambers, 1 Compstall Road, Romiley, Stockport, Cheshire, SK6 4BT
1 & 2 Damaz Building, Sharp Street, Manchester, M4 5BZ
Lumiere Building, 38 City Road East, Southern Gateway, Manchester, M15 4QL
Skyline Central 2, 10-12 Rochdale Road, Northern Quarter, Manchester, M4 4JR



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