



JULIAN  
WADDEN

Warwick  
Court



10 Warwick Court  
Warwick Road, Heaton Moor  
Guide price £135,000



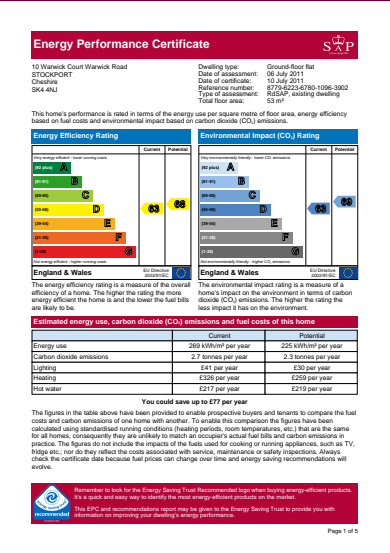


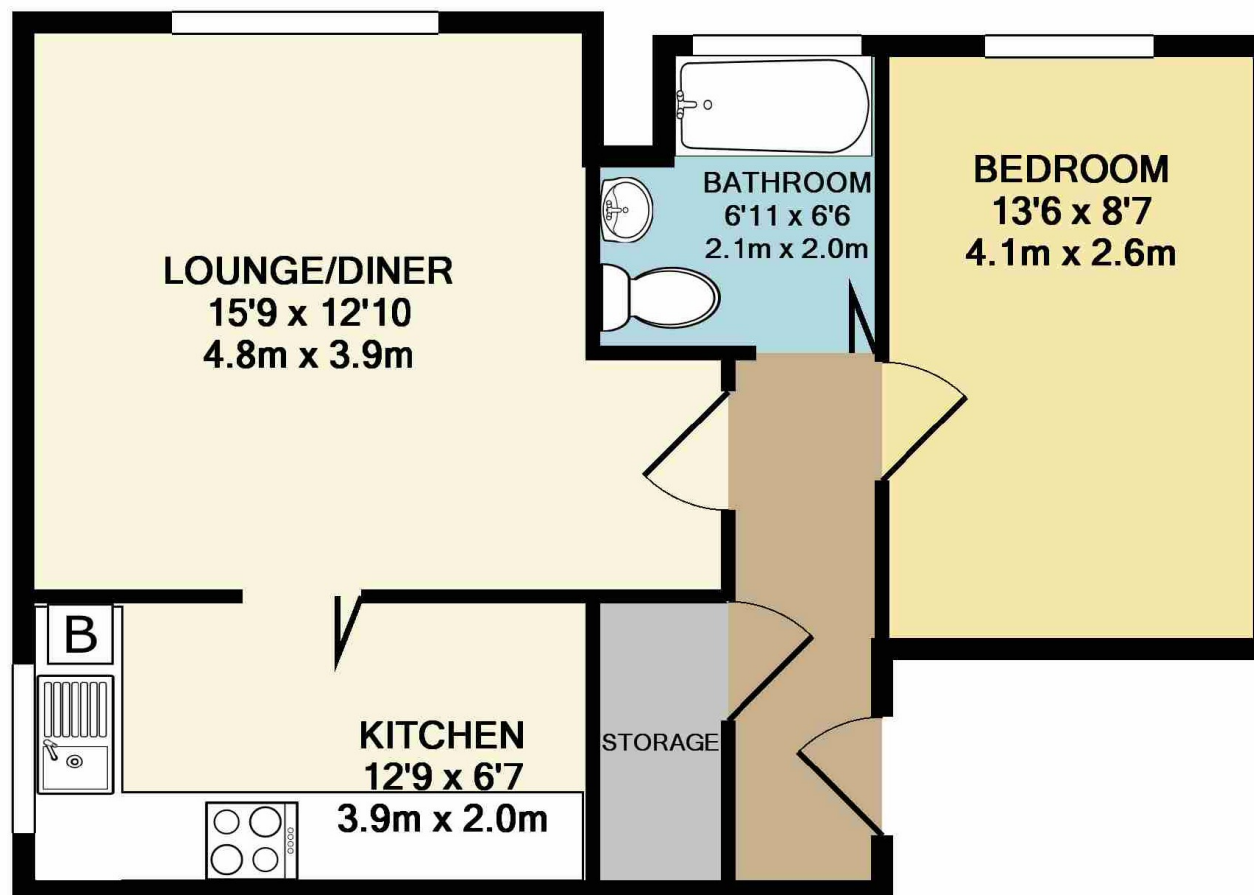
Square Footage: 482  
Council Tax Band: A  
Tenure: Leasehold  
Service Charge: £87PCM  
Sat Nav Directions: SK4 4NJ

A well presented one double bedroom ground floor apartment in a most convenient Heaton location with popular amenities and transport links within easy reach.

Having undergone some modernisation over recent years, this well-proportioned property would make an ideal first step onto the property ladder or investment, with accommodation in brief comprising: communal entrance, inviting hallway with useful storage cupboard off, a double bedroom, fitted bathroom providing a white three piece suite, 15ft lounge/diner providing ample space for all required furniture and a fitted kitchen. Externally, the well kept communal grounds offer parking spaces and garages for residents.

This superb property also boasts gas central heating, double glazed windows and a 16ft garage and must be viewed to fully appreciate. Please contact our office to arrange an internal inspection.





TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.8 SQ.M.)  
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Heaton Moor Branch  
14 Moorside Road, Heaton Moor, Stockport, Cheshire, SK4 4DT | 0161 432 1115  
theheatons@julianwadden.co.uk | www.julianwadden.co.uk

Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.