

JULIAN WADDEN



40 Tatton Court Derby Road
Heaton Moor
Guide price £85,000



Square Footage: 414
Council Tax Band: B
Tenure: Leasehold
Service Charge: £629.70 Half Year
Sat Nav Directions: SK4 4NL

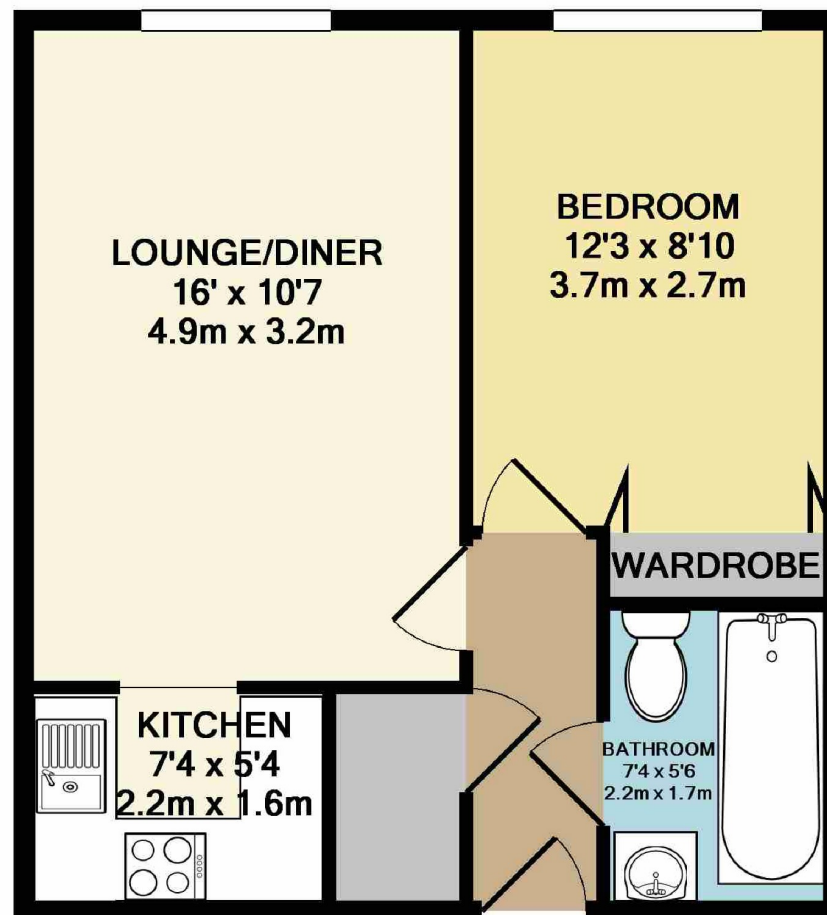
Offered to the market with NO CHAIN, is this one double bedroom first floor apartment within a sought after Heaton Moor retirement development.

Requiring some modernisation, this property is ideal for somebody wishing to update and modernise to their own tastes, with the accommodation in brief comprising: entrance hall with large storage cupboard off, a bathroom providing a three piece suite, a double bedroom with a built-in wardrobe and a fitted kitchen opening into a generous lounge/diner.

Set in communal lawned gardens, the development benefits from a private bowling green to the rear, car parking facilities, lifts to all floors, communal lounge, library, laundry room, house manager and a resident's social club which offers a range of events.

Please contact our office now to arrange a viewing.





TOTAL APPROX. FLOOR AREA 414 SQ.FT. (38.4 SQ.M.)
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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.