



Victoria Mill, Houldsworth Street, Reddish, Stockport  
Offers In Excess Of £210,000

**Ascend**  
Built on higher standards

## Victoria Mill, Houldsworth Street, Reddish, Stockport

Featuring spacious open plan living/kitchen space, apartment comprises three double bedrooms complete with a mezzanine level, a rarity in most period conversions. In short, this property truly offers modern contemporary living with fantastic transport links. So fantastic, that the train station is just 0.6 miles from the development - in simple terms, that's just a quick 10 minute stroll - perfect for those commuting into Stockport, Manchester city centre and the surrounding areas.

Victoria Mill benefits from an abundance of amenities. A friendly concierge, dedicated bike storage, elevator to all floors, and a secure entry system are just a few of the key USPs of this beautiful development. There's also an on-site gym - a huge bonus for those 'leg days' where it's a mission just to get home!

This property really needs to be seen to be appreciated. Each apartment within this conversion is different, with its own individual charm. With secure private parking and more facilities than you can shake a stick at, there's not much more you could want in a property.

\*Please Note: Pictures are for marketing purposes and may vary from actual apartment.\*

If you're interested in having a closer look, or have any questions, do get in touch.

-Service Charge: £2182.96pa

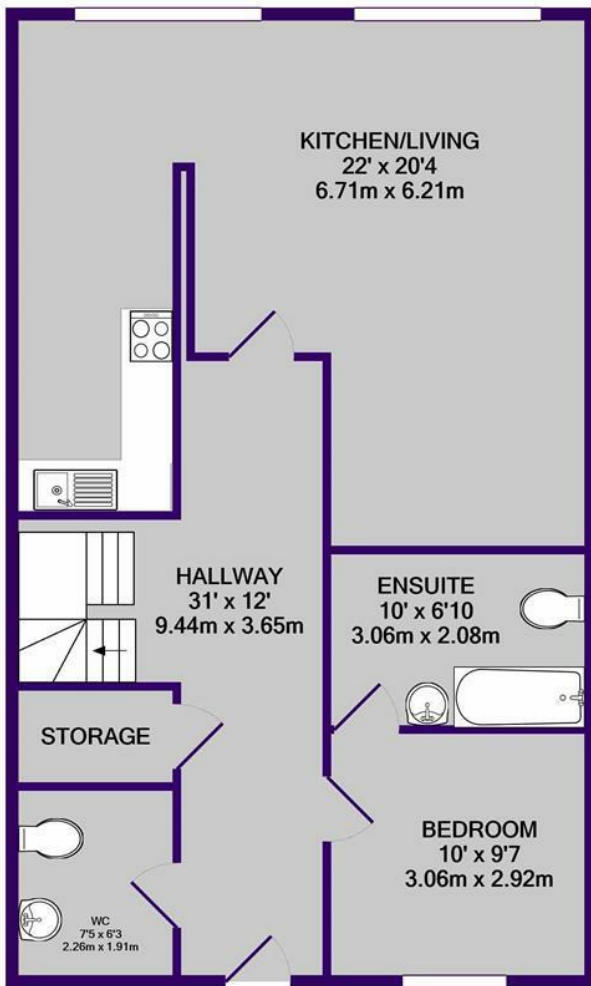
### Non Qualifying Lease

Please Note: this property will have a Non-Qualifying Lease

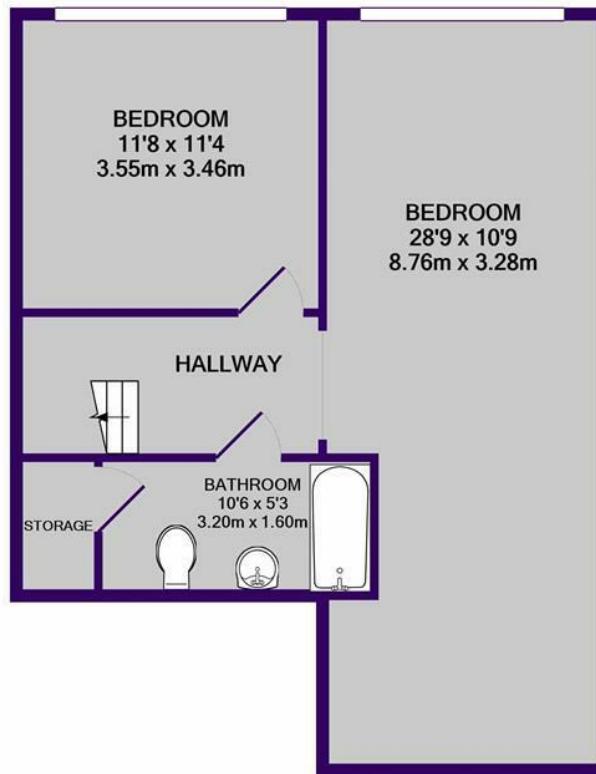
(<https://www.gov.uk/guidance/remediation-costs-what-leaseholders-do-and-do-not-have-to-pay> Point 30)



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



GROUND FLOOR  
APPROX. FLOOR  
AREA 810 SQ.FT.  
(75.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1377 SQ.FT. (127.9 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

Made with Metropix ©2020

