



## 15 Frederick Court, Clarence Street, Stalybridge, SK15 1QH

### £850 Per Month

This top floor apartment is situated on the border of Ashton under Lyne/ Dukinfield/ Stalybridge making it a convenient and popular residential location.

Transport links nearby via well established road/ motorway links offer ease of access in addition to nearby Stalybridge Train Station which offers direct links to Manchester City Centre and beyond. Perfect for those looking to commute in the city for work purposes.

The locality also benefits from being close by to Tameside Hospital, a major employer in the area.

There is also Stamford Park, Chadwick Dam and Boating Lake nearby for those looking to enjoy nearby green spaces.

There is also large well known supermarkets in addition to amenities such as convenience stores, salons, public houses, eateries etc.

The apartment benefits from having allocated parking which is undercover and secure intercom entry system.

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, Stalybridge, SK15 1QH

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## Entrance Hallway

Wooden door to front elevation. Lighting and laminate flooring.

## Open Plan Kitchen / Living Room

Wooden Velux window to rear elevation. Lighting, electric heater, laminate flooring, and intercom system. uPVC double glazed window to side elevation. Fitted wall and base units with coordinating granite work surfaces. Stainless steel single sink unit with mixer tap. Freestanding dishwasher, electric oven and hob with extractor over. Integrated fridge and washing machine. Part tiled walls, lighting, blinds, laminate flooring, and built in storage cupboard.

## Bedroom One

uPVC double glazed window to rear elevation. Fitted bedroom suite comprising wardrobes, headboard, shelves, and bedside units. Lighting, electric radiator, blinds, and laminate flooring.

## Bedroom Two

Wooden Velux window to rear elevation. Fitted bedroom suite comprising wardrobes, shelves, and headboard. Lighting, electric radiator, and laminate flooring.

## Shower Room

Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and enclosed shower cubicle with mains fed shower over. Fully tiled walls, lighting, heated towel rail, and vinyl flooring.

## Externally

Set in well maintained grounds with under cover allocated parking space. secure entry system.

## Additional Information

Council Tax Band : A

EPC Rating : C - 70 - 79

Holding Deposit: £196

Tenure: Leasehold (Service charge is £75 per month, ground rent is £66.25 payable every 6 months).





## Ground Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 39.7 sq. metres (427.6 sq. feet)

### Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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