



# Elisabeth Mill, Elisabeth Gardens, Stockport

£170,000 Leasehold

Two bed in converted mill

## Description

A LOVELY TWO BEDROOM PROPERTY IN A CONVERTED MILL IN THE REDDISH AREA. This property benefits from a full open plan living, dining and kitchen area. One double bed room and one single as well as a fully fitted family bathroom.

Elisabeth Gardens is a stunning marriage of history and contemporary living in the heart of Reddish's Houldsworth conservation area. Based just over five miles out of the city centre, Elisabeth Gardens offers the perfect suburban environment for those looking for the advantages of city life whilst remaining out of the hustle and bustle of the central district.

This property is located in the converted Elisabeth Mill with an array of high specification features such as integrated kitchen appliances, a video entry intercom system plus much more. There a range of local amenities nearby such as 2 minutes from the Houldsworth Golf Club, 5 minutes from local shopping centre and 10 minutes from Reddish South Station along with several options of public transport links which provide easy access into Manchester City Centre.

Tenure: Leasehold

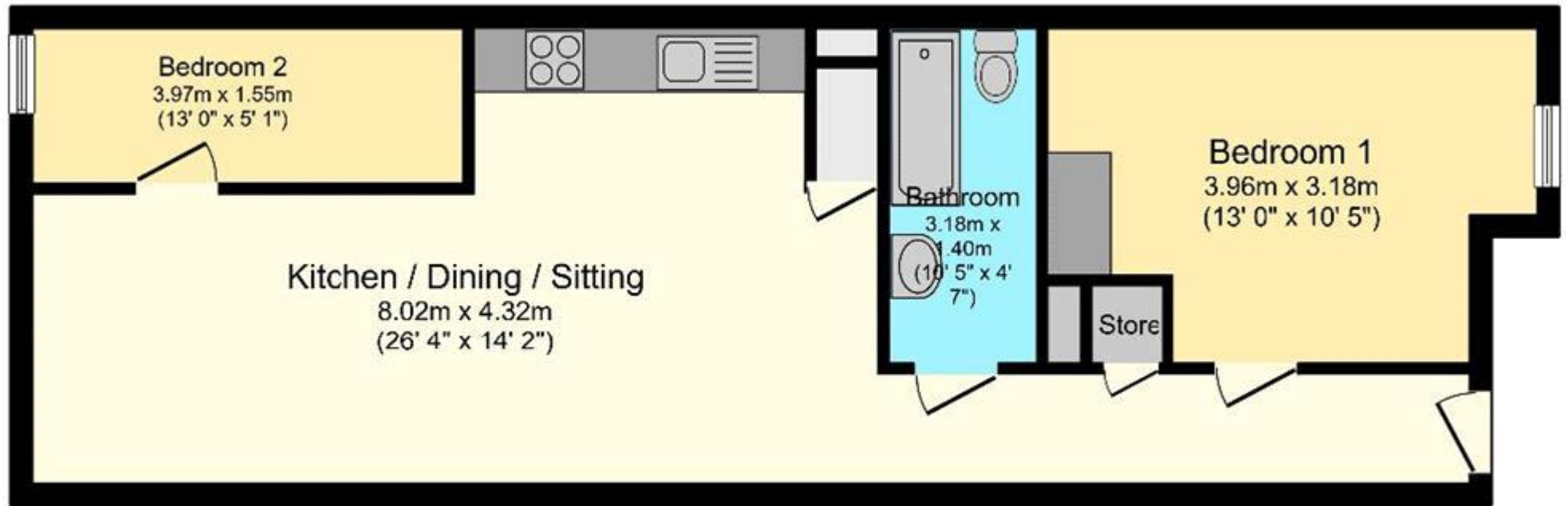
Ground Rent: £400 per year

Service Charge: £1,434.87 per year

## Tenure







Total floor area 60.0 sq.m. (645 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>62</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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