



# Fairway View, Stockport

£175,000 Leasehold

2-bedroom duplex apartment

## Description

This 2-bedroom duplex apartment is situated in the converted development of Elisabeth Gardens in Reddish. Across two levels, this property benefits from an open-plan living and kitchen area, two double bedrooms, a three-piece bathroom suite, storage cupboard, and its own secure parking space.

There is a range of local amenities nearby, such as the Houldsworth Golf Club 2 minutes away, 5 minutes from the local shopping centre, and 10 minutes from Reddish South Station. Along with several options of public transport links, which provide easy access to Manchester City Centre.

Elisabeth Gardens is a stunning marriage of history and contemporary living in the heart of Reddish's Houldsworth conservation area. Offering 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.

With strong rental demand in the area, and a RENTAL YIELD OF 7.5%! This home offers not just a great place to live, but a solid investment opportunity for the future.

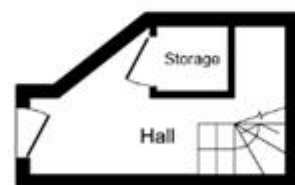
Council Tax Band: C (Stockport Metropolitan Borough Council)  
Tenure: Leasehold (244 years)  
Ground Rent: £180 per year



Service Charge: £1,100 per year  
Parking options: Off Street, Residents

**Tenure**

Leasehold



**Ground Floor**  
Floor area 8.1 sq.m. (87 sq.ft.)



**First Floor**  
Floor area 47.4 sq.m. (510 sq.ft.)

**Total floor area: 55.5 sq.m. (598 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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