



**Goyt Avenue
Marple
Stockport
Cheshire
SK6 7LW**

Offers in Excess of £148,000

bettermove

Goyt Avenue Stockport

A SPACIOUS flat in Stockport, sold with TENNANTS IN SITU available CHAIN FREE, ideal opportunity for INVESTORS. Call for details!

Bettermove are proud to present this 2 bedroom flat in Stockport, available with no forward chain.

The property is leasehold with approximately 100 years remaining. The ground rent is £28 Per annum and the maintenance fee is £28 per month. This property is currently tenanted located on the first floor of the building with its own private access. The council tax band is A.

The interior of this well-presented property comprises of a spacious living room and fitted kitchen, also comprises of 2 bedrooms and the family bathroom. Offering on street parking.

Located in the popular town of Stockport, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Rose Hill Marple, Marple and Strines.

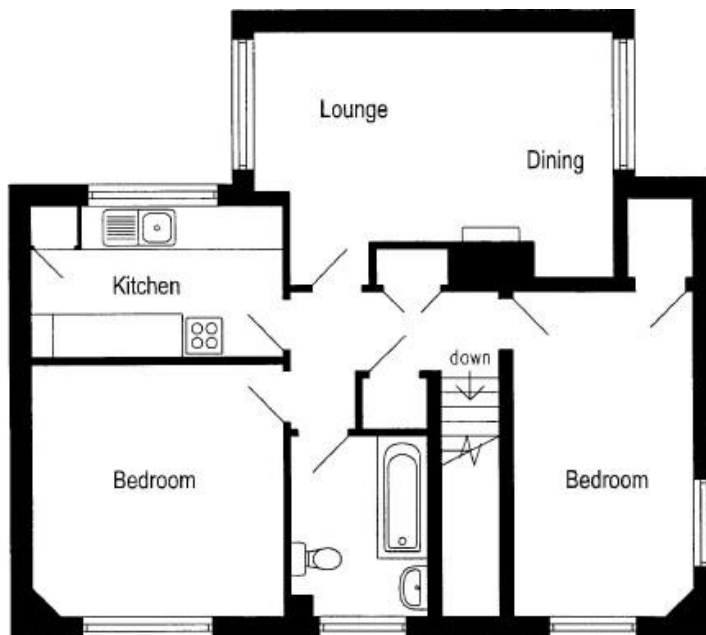
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

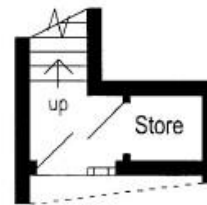
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





First Floor



Ground Floor Entrance

Gross Floor Area approximately 700 square feet / 65 square metres

| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 to 100) A | | | |
| (81 to 91) B | | | |
| (69 to 80) C | | 70 | 72 |
| (55 to 68) D | | | |
| (39 to 54) E | | | |
| (21 to 38) F | | | |
| (1 to 20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Wales & N.Ireland | | EU Directive 2002/91/EC | |



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