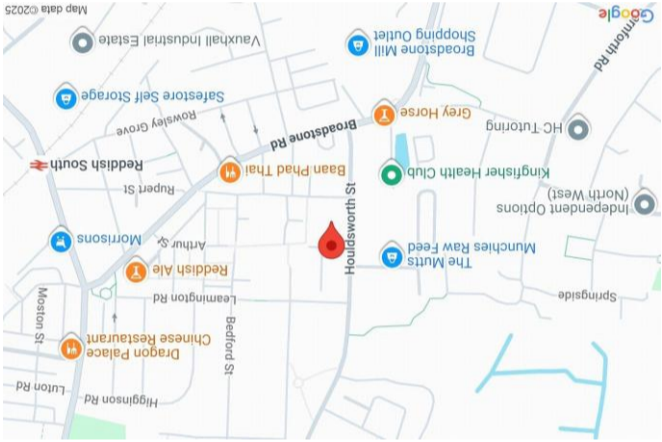


www.philipjames.co.uk  
 0161 431 5556 | heatonmoor@philipjames.co.uk  
 218 Heaton Moor Road, Heaton Moor, SK4 4DU



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	82 B



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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 5/2025





## OFFERS IN THE REGION OF £180,000

A stunning and spacious three-bedroom duplex apartment, set within an exclusive converted mill development in Reddish. This impressive ground floor apartment offers stylish accommodation with character features, modern finishes making it an ideal purchase for professionals, downsizers, or investors alike.

The accommodation is arranged over two floors and comprises a bright lounge with large windows overlooking the surrounding area, a fitted kitchen with modern units and integrated appliances, and a convenient downstairs WC. A double bedroom is also located on this level, offering flexibility as a guest room or home office.

Upstairs reveals two further generous double bedrooms and a spacious modern bathroom fitted with a contemporary suite. The apartment benefits from secure parking within the development and well-maintained communal areas that add to its appeal.

Ideally positioned close to excellent transport links, local amenities, and open green spaces, this stylish apartment combines convenience, comfort and a unique setting — a superb opportunity to acquire a distinctive home in a sought-after Reddish location.

1097 gross sq ft  
 Tax Band: C  
 Leasehold  
 Service Charge: £2,716  
 Rental: £426

*"A spacious three-bedroom duplex apartment with stunning golf course views in a converted mill development"*

