



**jordan fishwick**

APARTMENT 3 NORCLIFFE HALL MEWS STYAL SK9 4LH  
Offers In Excess Of £280,000

## APARTMENT 3 NORCLIFFE HALL MEWS STYAL SK9 4LH

A stunning ground floor two double bedroom apartment located within the picturesque setting of Norcliffe Hall Mews. The property is located within Styal village and situated within a secluded development with attractive elevations, and stunning grounds. Styal village itself comprises a local convenience store, fabulous pub and rural countryside, offering residents plenty of choice if you enjoy walking. Internally the apartment, which is for over 55's, comprises a communal entrance hallway, internal entrance hallway which provides access to a large living and dining room, two double bedrooms, stylish modern kitchen diner with a modern shower room. The development offers ample parking for the residents and is monitored by CCTV and a communal courtyard. The service charge is currently £120 per calendar month and includes water and sewage rates. The property is being sold with No Vendor Chain.



GROUND FLOOR



Measurements are approximate. See to suit. Illustrative purposes only. Made with Metreplan (2022)



- Stunning Apartment
- Ground Floor
- Two Bedrooms
- Village Location
- Over 55's
- Stylish kitchen
- Picturesque setting
- Ample residents parking

Energy Efficiency Rating		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) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	67	<b>England &amp; Wales</b>
		78	EU Directive 2002/91/EC