



## Flat 25, Vernon Court Marple Road, Stockport, SK2 5EL

Harratts Property Services are delighted to present this beautifully appointed two-bedroom apartment, situated within a sought-after McCarthy & Stone retirement development for the over 60's.

Located on the first floor and offered with no onward chain, this spacious and immaculately maintained home is a true credit to the current owners and is ready for immediate occupation.

This generous apartment is ideal for those looking to downsize without compromising on space or quality. The accommodation comprises:

Two double bedrooms, both with fitted wardrobes

A bright and airy living/dining room, perfect for relaxing or entertaining

A modern fitted kitchen with integrated appliances

A stylish four-piece bathroom suite

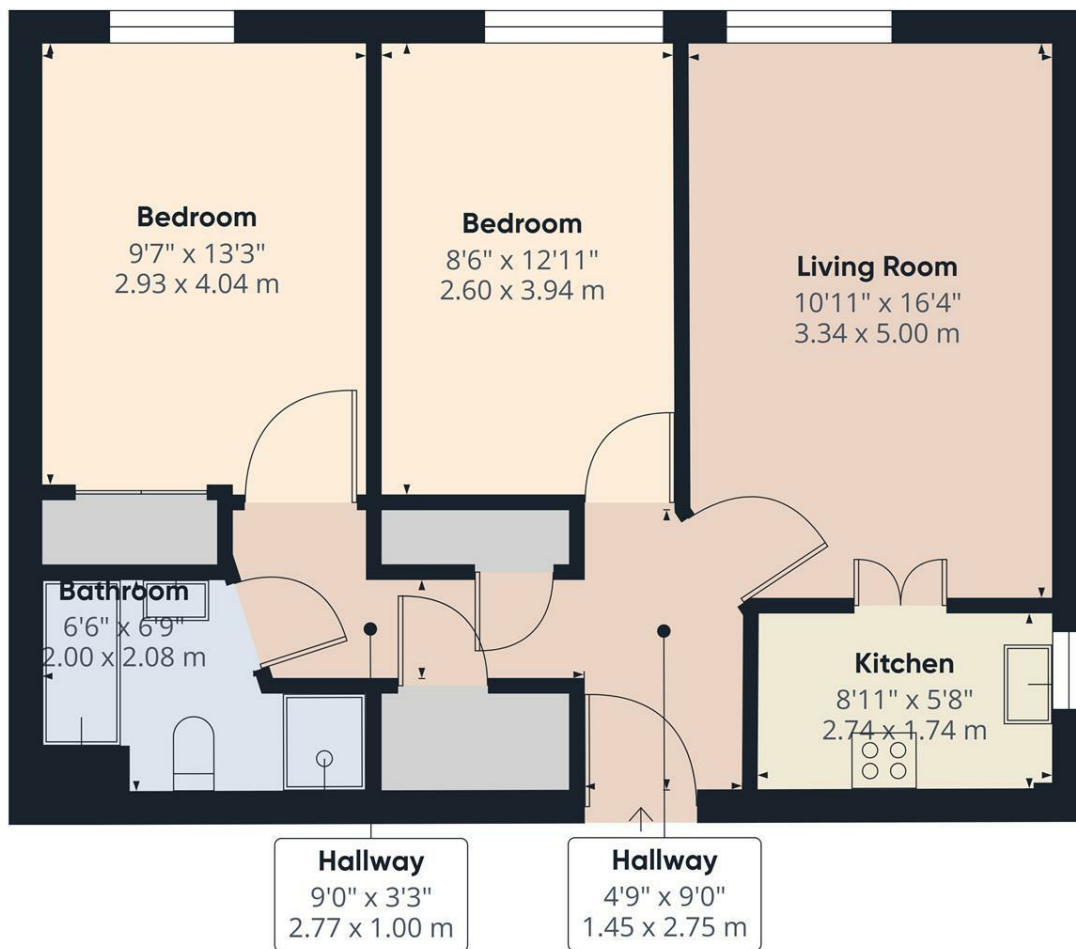
**£150,000**

Approximate total area<sup>m</sup>  
641 ft<sup>2</sup>  
59.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	