



## Flat 1 Arrowscroft Court, Hollingworth, SK14 8PH

**75% Shared Ownership £85,000**

This beautiful ground floor purpose built apartment is ready to move into! For over 55's only & situated within the heart of Hollingworth Village, all local amenities are literally on your doorstep.

Once inside you will find an entrance vestibule, spacious lounge with wall mounted feature electric fire. There is a stylish dining kitchen, two double bedrooms and a modern shower room.

The communal gardens are well kept, with an abundance of mature shrubs, bushes and flower beds. There is a communal bin store and a convenient place for drying your washing.

Hollingworth has all you need for day to day living, from doctors, chemist, general stores inc bakery and lots of restaurants to choose from.

This apartment is offered for sale on a shared ownership basis. The £85,000 buys you a 75% share. The service charge of £80.10 per month includes buildings insurance,



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Highfield Gardens, Hollingworth, SK14 8PH

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## Entrance Vestibule

Wall mounted boiler. Door into the lounge.

## Lounge

Window to the front elevation, door into the inner hallway, door into the kitchen. Feature wall mounted gas fire.

## Dining Kitchen

Windows to both the side and rear, fitted with a comprehensive range of stylish floor and wall mounted units with coordinating butchers block work surfaces over. Built in electric oven and induction hob with extractor fan above. Space for fridge freezer, plumbing for washing machine. Part tiled walls, resin sink with mixer tap.

## Inner Hallway

Doors to both bedrooms and shower room.

## Bedroom One

Window to the rear elevation.

## Bedroom Two

Window to the front elevation. Useful built in storage cupboard.

## Shower Room

Double walk in shower cubicle, wash hand basin built into a high gloss vanity unit and low level W.C.

## Externally

This apartment block is set within pleasant and well tended gardens. There is a bin store, and a dedicated space for drying your washing. Whilst

the gardens are all communal the apartment does have a seating space to sit and enjoy the surroundings. Whilst no allocated, there is plenty of communal parking on site.

## Additional Information

Tenure: Leasehold 99 years from 1992 - £80.10 per month service charge that includes - Upkeep of all outside space and building - building insurance - Emergency button  
EPC Rating: C  
Council Tax Band: B







## Ground Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



Total area: approx. 51.3 sq. metres (552.2 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	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) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	75	75	England & Wales		EU Directive 2002/91/EC

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