



- One Bedroom Retirement Apartment
- Second Floor
- Lounge/Dining Area
- Kitchen
- Shower Room
- Communal Gardens & Parking
- No Onward Chain
- Sold As A 70% Share

9 Rutland Court
Stockport, SK2 6JS

£77,000

A second floor retirement apartment for over 55's, situated in a sought after development in the highly desirable Davenport Park conservation area. The apartment, being sold as a 70% share, offers well presented accommodation which in brief comprises of a communal entrance hall with stairs and lift to all floors, private entrance hall, lounge/dining area, kitchen, one double bedroom and a shower room. Externally the property has well maintained communal gardens and parking. No onward chain. Service charge £186.64 PCM, no rent payable. Lease 99 years.

Communal Entrance

Accessed via intercom controlled main door. Access to lift and stairs leading to all floors.

Second Floor

Entrance Hall 11' 0" x 5' 9" (3.35m x 1.75m)

Radiator, storage cupboard.

Lounge/Dining Area 22' 4" x 10' 5" (6.80m x 3.17m)

Bow window to the front and window to the side, two radiators and dining space.

Kitchen 8' 1" x 7' 1" (2.46m x 2.16m)

Fitted with matching range of modern wall cupboards, base units and draws, with work surface over housing a stainless steel sink unit with mixer tap, space for gas cooker, washing machine and fridge/freezer. Window to the front and service hatch through to the dining area.

Double Bedroom 12' 0" x 9' 4" (3.67m x 2.85m)

Window to the front, radiator, access to loft area.

Shower Room 7' 8" x 5' 8" (2.34m x 1.73m)

Fitted with white suite comprising low level WC, pedestal wash hand basin and walk in shower, part tiled walls, radiator and extractor fan.

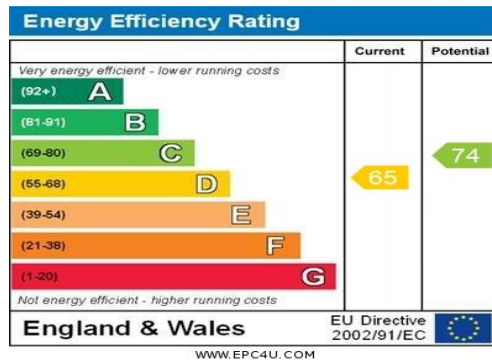
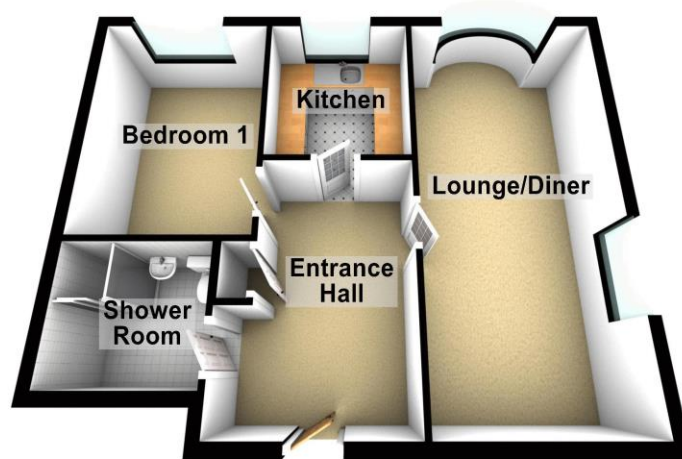


External

Externally the property has well maintained communal gardens and parking.



Second Floor



Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

Make Your Move

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