



# Enfield Court

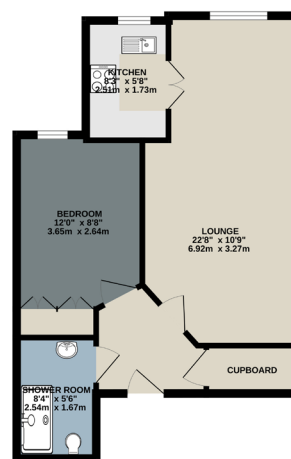
- HYDE -

Looking for an immaculate retirement apartment with style and character but conveniently located? This one is for you.

## KEY POINTS

- Gee Cross Location
- First Floor Retirement Apartment
- Beautiful Interior
- Double Bedroom
- Ground Floor Residents Lounge
- On Site House Manager Office Hours Monday - Friday
- Parking
- Over 60s only

GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, measurements of actual dimensions should be taken from the actual property. The accuracy, quality and appearance of the floor plan is not guaranteed and is subject to change without notice.



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A retirement apartment which sits on the first floor of Enfield court which is a well looked after development with beautiful gardens and pristine communal areas.

With private parking spaces, intercom system and close proximity to all the transport networks, this is a real bolt hole which has it all.

The current owner has carefully cared for this immaculate property creating for you a place to move straight in and enjoy whilst you consider which bits you wish to personalise.

Through the ground floor, secured entrance you will find the welcoming hallway, with a warm greeting from the helpful House Manager, you have your first glimpse of the immaculate communal areas.

Come and meet friends for a coffee in the residents' lounge and when you are ready make your way to the first-floor apartment in the lift and along the well-lit corridor.

Once inside you have a hallway with storage for all your coats and access to the spacious shower room.

With a bright white suite, heated towel rail and a large, walk in shower cubicle. Next door is the principal bedroom with built in storage and space to accommodate a king-sized bed.

The open plan lounge and dining area can accommodate any number of chairs and sofas with a perfect spot near the window for breakfast and dining. There is a small kitchen which is perfectly appointed with all the necessary white goods, oven and hob.

If you can tear yourself away, there is plenty of space outside to enjoy in the easily accessed residents' communal gardens. A sunny little spot perfect for relaxing after a long day!

#### Where it is

Enfield Court is tucked away just off Dowson Road. You are close to several bus stops and all the facilities that Gee Cross and Hyde has to offer. Hyde Central Station has a regular train service to Manchester or Marple and the motorway network is two minutes' drive away.

There are some lovely pubs, a bistro and takeaway when you don't feel like cooking. Werneth Low country park for weekend walks or jump onto the Trans Pennine Trail right on your doorstep.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <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		
	87	88
England & Wales	EU Directive 2002/91/EC	

## TECHNICAL DETAILS

- Council tax band:
- Tenure: Ground Rent £212.50 PA
- Maintenance Charge, including : Block insurance, garden maintenance, use of communal washing machines & dryers, decoration of communal areas/ spaces & lift, on site house manager ( office hours) 24/7 call service.
- Boiler location:
- Boiler type:
- Double glazed
- Car parking
- Intercom system
- 10 minutes' walk into Gee Cross 15 minutes' walk into Hyde

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