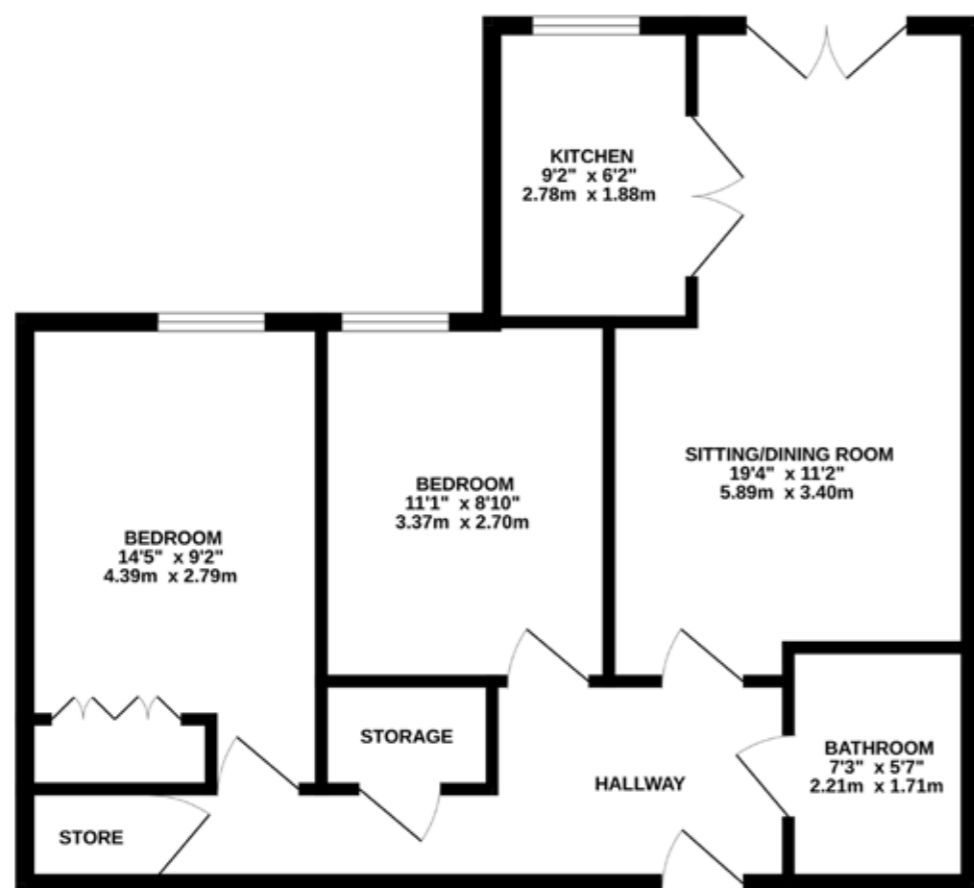


GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

APT 31, SMITHY COURT
Station Road, Marple
£179,950



A TWO bedroom retirement apartment situated within a highly regarded purpose built development which is situated close to the many facilities of central Marple.

- PURPOSE BUILT RETIREMENT APARTMENT
- CLOSE TO THE CENTRE OF MARPLE
- HALL, LOUNGE/DINER WITH JULIET BALCONY
- FITTED KITCHEN

- TWO BEDROOMS, BATHROOM
- LARGE COMMUNAL LOUNGE
- RESIDENT'S PARKING

£179,950

APT 31, SMITHY COURT

Station Road, Marple



DESCRIPTION

Smithy Court is a highly regarded purpose built retirement development situated close to the many facilities of central Marple and within easy reach of Rose Hill railway station.

This attractive first floor apartment offers well proportioned accommodation which briefly comprises: entrance hall, sitting/dining room with feature Juliet balcony, two bedrooms (master with built-in wardrobes), and bathroom.

It should be noted that Smithy Court has a house manager, large communal lounge, and guest suite available by arrangement. There is on site resident parking, and public transport can be easily accessed.

LOCATION

Marple is a small town situated on the edge of beautiful countryside, yet Manchester city centre is less than 30 minutes away by train. Boasting parks and extensive recreational facilities, it is situated where the Peak Forest and Macclesfield canals meet and the canal towpaths provide extensive and beautiful walks. The centre hosts a wide selection of cafes, restaurants and bars, it also is the home of a popular

independent cinema and many social and sports organisations and clubs are close by. There are regular well attended community events throughout the year which add to Marple's friendly atmosphere. There are a number of well-regarded educational establishments in the area, from nursery schools to the Marple campus of Cheadle and Marple Sixth Form College. Marple station provides services to Manchester city centre and Sheffield whilst Rose Hill station provides commuter services to Manchester. The access points to the motorway network can be found at Bredbury and Stockport East junctions.

DIRECTIONS

POSTCODE : SK6 6GB

TENURE

Leasehold for a term of 125 years from 1st April 2004. To be confirmed by Solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council Tax Band: D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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