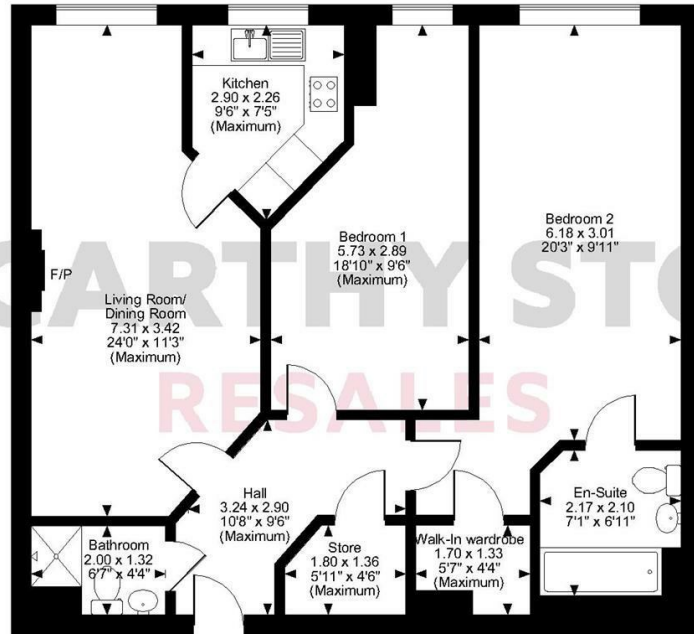
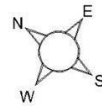


Hanna Court, Wilmslow Road, Wilmslow  
Approximate Gross Internal Area  
905 Sq Ft/84 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>85</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		

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**14 HANNA COURT**  
195-199 WILMSLOW ROAD, HANDFORTH, SK9 3JX



Welcome to Hanna Court, a charming retirement property for the over 60s located in the heart of Handforth, Wilmslow. This delightful apartment boasts 1 reception room, 2 bedrooms, and 2 bathrooms, offering a comfortable and convenient living space. The property features a communal lounge, perfect for socialising and relaxing with fellow residents.

**ASKING PRICE £270,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# HANNA COURT, WILMSLOW ROAD, HANDFORTH, WILMSLOW

2 BED | £270,000

## SUMMARY

Hanna Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £20 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## LOCAL AREA

Hanna Court is conveniently located to local shops in the village. Handforth Dean Retail Park, reached via the A34 and hosts a large number of stores including Marks & Spencer, Tesco and Boots. Bus services provide easy access to surrounding, well sought after towns such as Wilmslow and Cheadle. The nearest railway station is located on Station Road in Handforth, providing links to Manchester city centre. Manchester International Airport is also close by for excursions further afield.

## ENTRANCE HALL

The front door, equipped with a spy hole, opens into a spacious entrance hall where the 24-hour Tunstall emergency response pull cord system is installed. The

hallway provides access to a walk-in storage cupboard, which also serves as an airing cupboard. The hall features illuminated light switches, a smoke detector, and an apartment security door entry system with an intercom, alongside the emergency pull cord. Doors from the hall lead to the lounge, bedrooms, and bathroom.

## LOUNGE

The spacious lounge boasts an electric fire with a stylish surround, serving as an attractive focal point with plenty of dining space. It includes TV and telephone points, as well as a Sky/Sky+ connection. The room is equipped with two ceiling lights, fitted carpets, and raised electric power sockets. A partially double-glazed door leads to a separate kitchen.

## KITCHEN

The kitchen is fully tiled and equipped with modern low and eye-level units, complemented by drawers and a roll-top work surface. It features a stainless steel sink with a mono lever tap and drainer, positioned beneath a UPVC double-glazed window. Additionally, there is an eye-level oven, a ceramic hob, a cooker hood, and an integrated fridge & freezer.

## BEDROOM ONE

A cozy double bedroom awash with natural light, featuring ceiling lights for a warm ambiance, and outfitted with both a TV and a phone point. The room is versatile, suitable for use as a study, snug, or dining room.

## BEDROOM TWO

Spacious double bedroom featuring an en suite bathroom and a walk-in wardrobe.

## EN-SUITE

The suite is fully tiled and equipped with a bath featuring

an overhead shower. It includes a low-level WC, a vanity unit with a wash basin and a mirror above, a shaving point, an electric heater, and an extractor fan.

## SHOWER ROOM/ WET ROOM

Fully tiled and fitted with suite comprising walk-in shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £4,617.94 per annum (for financial year end 31/03/2025)

## CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is £250 per annum and permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## ADDITIONAL INFORMATION & SERVICES

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## LEASEHOLD INFORMATION

Lease term 125 years from 2012  
Ground rent : £495 per annum  
Ground rent review: Jan-27

