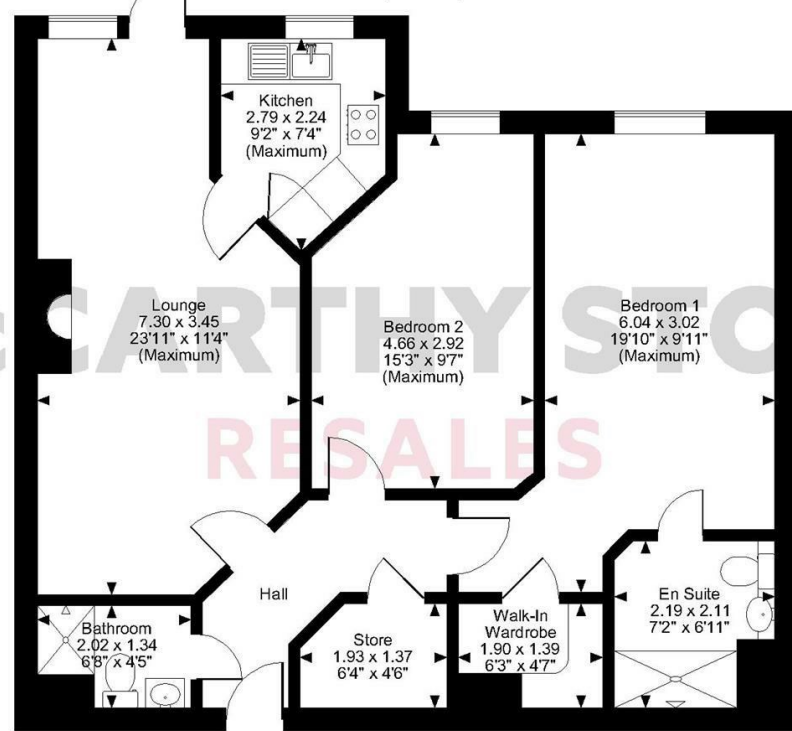


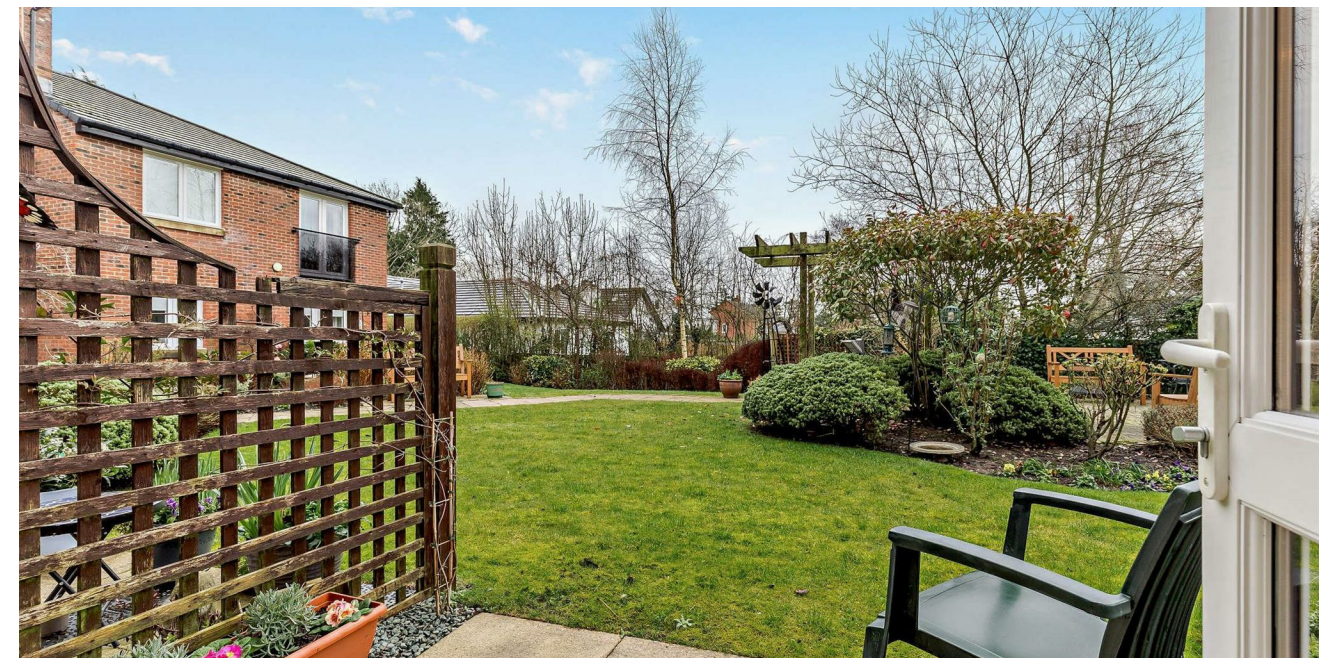
Hanna Court, Wilmslow Road, Wilmslow  
Approximate Gross Internal Area  
840 Sq Ft/78 Sq M



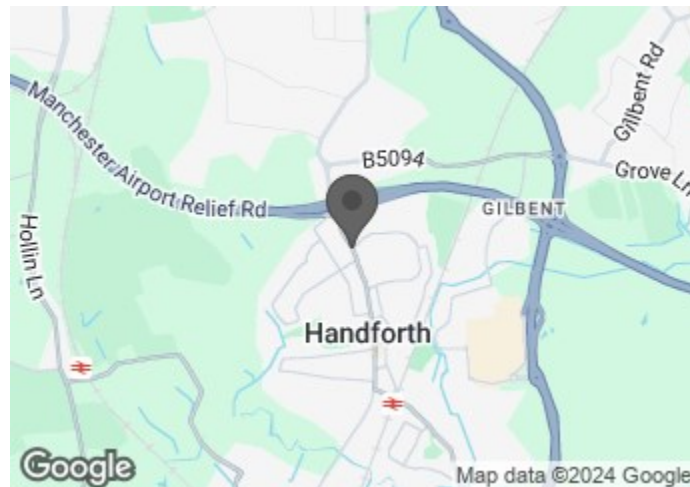
Ground Floor  
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8583767/JCR

# McCARTHY STONE RESALES

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



## 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>82</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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A TWO BEDROOM TWO BATHROOM GROUND FLOOR APARTMENT with PATIO onto GARDEN. Immaculately presented. MCCARTHY STONE RETIREMENT DEVELOPMENT for the OVER 60'S on Wilmslow Road, close to the shops and amenities of Handforth.

**ASKING PRICE £280,000 LEASEHOLD**

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



# HANNA COURT, 195-199 WILMSLOW ROAD, HANDFORTH, WILMSLOW

2 BED | £280,000

## SUMMARY

Hanna Court was built by McCarthy & Stone and 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 £35 per night - subject to availability).

## 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 HALLWAY

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a

door to a large walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

## LIVING ROOM

This spacious lounge is wonderfully light benefiting from a picture window and doors opening onto a south easterly sunny aspect patio and communal gardens. There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Ceiling light. Fitted carpets, raised electric power sockets. Oak effect partially glazed doors lead onto a separate kitchen.

## KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above with views across the communal gardens. Oven, ceramic hob, cooker hood and integral fridge & freezer.

## BEDROOM ONE

Bright double bedroom with window enjoying views across the gardens. A large walk-in wardrobe housing shelving and hanging rails. Ceiling lights, TV and phone point.

## EN SUITE BATHROOM

Fitted with bathroom suite comprising enclosed shower cubicle, WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and emergency pull cord.

## BEDROOM TWO

Bright double bedroom with window enjoying views across the gardens. Ceiling lights, TV and phone point.

## SHOWER ROOM

Fully tiled and fitted with suite comprising walk-in shower cubicle with adjustable shower head and hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and emergency pull cord.

## 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. To 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 31st March 2025)

## CAR PARKING PERMIT (SCHEME)

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

## LEASE INFORMATION

Lease Length: 125 years from 2012

Ground Rent: £495 per annum

Ground rent review: January 2027

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband not available at time of listing
- Mains water and electricity
- Electric room heating
- Mains drainage

