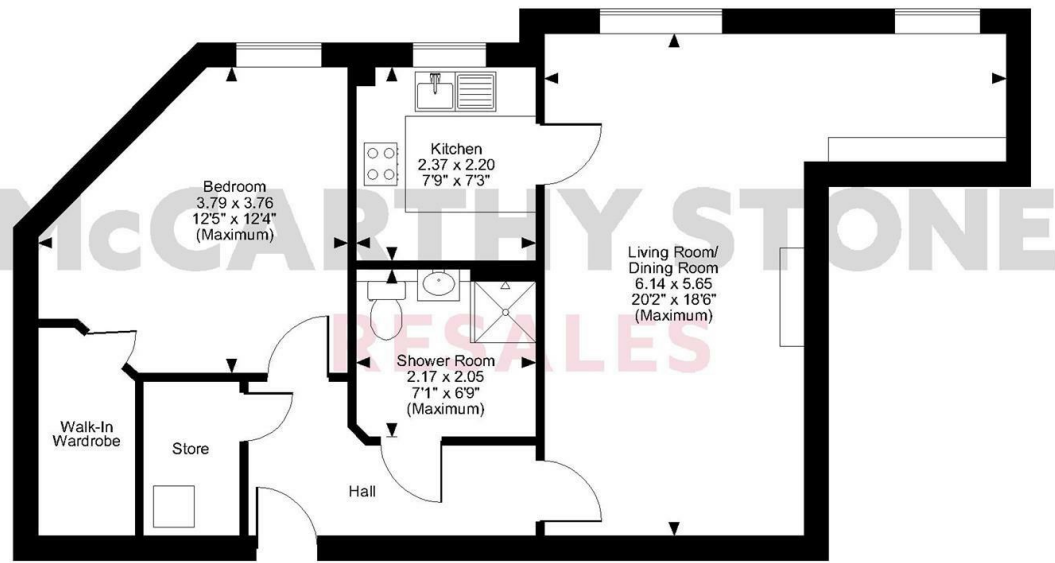


Hanna Court, Wilmslow Road, Wilmslow
Approximate Gross Internal Area
611 Sq Ft/57 Sq M



First 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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McCARTHY STONE RESALES

16 HANNA COURT

195-199 WILMSLOW ROAD, WILMSLOW, SK9 3JX



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

A LARGER THAN AVERAGE ONE BEDROOM FIRST FLOOR
RETIREMENT ENERGY EFFICIENT APARTMENT.

PRICE REDUCTION

ASKING PRICE £165,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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HANNA COURT, WILMSLOW ROAD,

1 BEDROOMS £165,000

HANNA COURT

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).

LOCAL AREA

Hanna Court enjoys a convenient proximity to local village shops, while Handforth Dean Retail Park, accessible via the A34, offers an extensive range of stores, including Marks & Spencer, Tesco, and Boots. Bus services facilitate effortless travel to sought-after neighbouring towns like Wilmslow and Cheadle. The nearby railway station on Station Road in Handforth provides convenient links to Manchester city centre, and Manchester International Airport is easily accessible for those planning excursions beyond.

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 conveniently located. Within the hall, there is access to a walk-in

storage cupboard/airing cupboard. Illuminated light switches, a smoke detector, an apartment security door entry system with an intercom, and an emergency pull cord are also positioned in the hall. Doors from the hall lead to the lounge, bedroom, and shower room.

LOUNGE

The spacious lounge incorporates an additional area, providing generous space suitable for dining or as a dedicated study. A notable feature is the electric fire with a surround, serving as an appealing focal point. The lounge is well-equipped with TV and telephone points, as well as a Sky/Sky+ connection point. Three ceiling lights illuminate the space, complemented by fitted carpets and raised electric power sockets. Oak-effect partially glazed doors open to 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. Eye level oven, ceramic hob, cooker hood and integral fridge & freezer.

BEDROOM

A well-lit double bedroom features a window that offers delightful views across the gardens. The room includes a spacious walk-in wardrobe complete with shelving and hanging rails. Ceiling lights enhance the ambiance, and there are convenient provisions for TV and phone connections.

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

- 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,078.63 per annum (for financial year end 31/03/2025)

LEASEHOLD INFORMATION

Lease Length: 125 Years from 2012

Ground rent: £425.00 per annum

Ground rent review: Jan-27

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

