



Apartment 6, Sir George Caley House,
4, Richards Street, Woodford,
Stockport SK7 1AX

Fabulous two bed, two bath first floor apartment with garage on
the very select Woodford Garden Village; off Chester Road

Guide Price: £



SUMMARY:

Fabulous two bed, two bath first floor apartment on the very select Woodford Garden Village. Enjoys a peaceful setting to the rear of this two year-old, secure and gated courtyard development from Redrow Homes. Built to a high and exacting specification with a contemporary finish that includes Amtico vinyl flooring, a Myson underfloor heating system, Siemens kitchen appliances and Sottini Isarca sanitary ware. Attractive communal areas with lifts and staircase to all floors and security entryphone system. The bright and well presented accommodation briefly comprises hall, c23' living dining kitchen with trifold doors to large balcony overlooking woodland, two double bedrooms (both fitted and master with en-suite shower/wc) and bathroom/wc with shower. Single garage in a battery of eight with electronically operated door and block paved hardstanding. Communal, landscaped gardens with gated driveway. Immediate vacant possession is available with no onward chain.

GROUND FLOOR

LOBBY

Security entryphone system, lifts and staircases to upper floors, panel wall heaters, automatic lighting on timed motion sensors.

FIRST FLOOR

LANDING

Automatic lighting on timed motion sensors, panel wall heaters, meter cupboards, inner hallways.

PRIVATE ENTRANCE HALL

Walk-in cupboards housing underfloor heating controls, stop tap, electricity consumer unit, cloaks hanging, washer/dryer and gas central heating condensing boiler, inner hall with light oak doors to all rooms, double glazed window, ceiling downlighters.

LIVING ROOM (REAR)

6.91m x 4.5m (22'8" x 14'9") max. Trifold double glazed doors to balcony, double glazed window to kitchen area, vinyl flooring with underfloor heating, kitchen area with range of contemporary fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, illuminated work surfaces, electric split level cooker of double oven/grill and hob with extractor hood over, integral fridge, freezer and dishwasher, ceiling downlighters to kitchen area, CH programmer and thermostat.

BALCONY

5.23m x 1.88m (17'2" x 6'2") max. Courtesy nightlight, views to woodland at rear.

BEDROOM 1 (REAR)

4.6m x 3.35m (15'1" x 11'0") max. Plus door recess and into fitted wardrobe, double glazed window, door to en-suite.

EN-SUITE (REAR)

2.29m x 2.03m (7'6" x 6'8") max. White and chrome suite of walk-in shower, vanity unit wash hand basin with cupboards above and below, low level wc, chrome towel warmer/radiator, tiled floor, part tiled walls, ceiling downlighters and extractor fan, electric shaver point.

BEDROOM 2 (FRONT)

4.5m x 3.66m (14'9" x 12'0") max. Into fitted wardrobes with sliding doors, two double glazed windows.

BATHROOM

2.29m x 2.03m (7'6" x 6'8") max. White and chrome suite of panelled bath with built-in shower over, vanity unit wash hand basin with cupboards above and below, low level wc, chrome towel warmer/radiator, tiled floor, part tiled walls, ceiling downlighters, extractor fan, electric shaver point.

OUTSIDE

GARAGE

5.89m x 3.05m (19'4" x 10'0") max. One of eight in a battery of garages with electronically operated metal up and over door, power and light. Block paved hardstanding in front of garage.

GROUNDS

Landscaped communal gardens and driveways. Electronically operated security gates.

TENURE:

We have been advised by the current owner that the property is Long Leasehold residue of 999 years from 2021. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

SERVICE CHARGE:

We have been advised by the current owner that the annual service charge is £1,692.00. We would recommend that your conveyancer checks the management accounts prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is E. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is B. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

