



35, Woodgrove Court, Peter Street, Hazel Grove,
Stockport SK7 4GD

A well-presented and easily managed McCarthy & Stone built one bed
first floor retirement apartment with excellent communal facilities

Asking Price: £



FEATURES:

A well-presented and easily managed purpose-built apartment with excellent communal facilities from 'Britain's leading retirement builder'. The development, adjacent to Sainsbury's is conveniently situated within short walking distance of Hazel Grove centre, railway station, Torkington Park and the Stepping Hill Hospital complex. Facilities include resident House Manager, 24-hour emergency careline system, camera entryphone system, guest suite, lift to all floors, residents' lounge, kitchen diner and laundry room, and private car parking. The apartment benefits from electric heating, double glazing, alarm system, a fitted kitchen with integrated appliances, a refitted shower room, fitted bedroom and views from the living room overlooking the landscaped communal gardens to the rear. **Immediate vacant possession is available with no onward chain.**

LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Bramhall, Cheadle Hulme, Marple, Romiley, Disley, Poynton, Stockport, Macclesfield, Wilmslow and Manchester Centres, MediaCity UK, International Airport and access points to the national motorway network are all within comfortable commuting distance.

DIRECTIONS:

From our Hazel Grove office turn left onto the A6 London/Buxton Road and proceed through two sets of traffic lights before turning right (as if going into Sainsbury's) at the third set opposite Sainsbury's. Follow the road around before turning right at the next set of lights into Peter Street. The development can be found immediately to the left with the car park at the front.

ACCOMMODATION

All measurements are approximate.

PLEASE NOTE:

We have not tested any services, systems or appliances at this property.

GROUND FLOOR

COMMUNAL ENTRANCE PORCH AND HALL

Courtesy lighting, entryphone system, communal lounge with kitchenette, laundry room, House Manager's office, lift and staircase to all floors.

FIRST FLOOR

LANDING

PRIVATE ENTRANCE HALL

Cornice, entry phone receiver, 'emergency' pull cord, cloaks/storage cupboard housing hot water storage tank and Pulsar Coil electric meter and consumer unit, shelving, coat hooks and rails.

LIVING ROOM (Rear)

19'4 x 11'1 (5.88m x 3.37m) max. Attractive decorative fireplace with inset electric coal effect fire, cornice, Dimplex slimline electric storage heater, double glazed window overlooking landscaped communal garden, telephone point and television aerial point, glazed panelled doors to the hallway and the kitchen.



KITCHEN (Rear)

9' x 5'9 (2.74m x 1.75m) max. Range of fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces with tiled and illuminated backs, split level cooker of electric oven/grill and hob with extractor hood above, integral fridge and freezer, cornice, electric wall heater, double glazed window overlooking garden.

BEDROOM 1 (Rear)

15'5 x 8'9 (4.69m x 2.66m) max plus door recess and built in wardrobe with folding mirror fronted doors, cornice, Dimplex slimline electric storage heater, telephone point and television aerial point.

SHOWER ROOM/WC

Fitted double width shower cubicle with glazed sliding door, folding seat, handrail and built in chrome shower. Vanity unit wash hand basin with cupboard below and illuminated mirror above with electric shaver point. Low level wc, tiled walls, extractor fan, electric wall heater, heated towel rail, cornice, 'emergency' pull cord.

OUTSIDE

GARDENS

Landscaped grounds of communal gardens and car parking.

TENURE:

We have been advised by the owner(s) that the property is Leasehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

SERVICE CHARGE AND GROUND RENT:

We have been advised by the owner(s) that this is circa £1,745.00 per annum payable half-yearly (ie. March and September) covering gardening, window cleaning, buildings insurance, maintenance of communal areas including lifts, House Manager etc. The Ground Rent is £450.00 per annum. We would recommend that your conveyancer checks the accounts prior to exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

Further information is available on request.

COUNCIL TAX:

We are advised that the property is Band B. All enquiries to Stockport MBC 0845 1297010.

OPENING HOURS:

Mon - Thurs 9.00am - 5.30pm
Fri 9.00am - 5.00pm
Saturday 9.00am - 4.00pm
Sunday 12 - 4.00pm



Disclaimer: Woodhall Properties have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.