



16 Smithy Croft
Heald Green SK8 3PT
Asking Price £239,950

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16 Smithy Croft

Heald Green SK8 3PT

Asking Price £239,950

A two bedroom ground floor retirement apartment available on 100% Ownership, No Onward Chain

Situated within a couple of hundred yards of the village along with the health clinic and local transport this exclusive retirement development was built about 10 years ago and offers all modern day living requirements one would expect in a development of this kind. It also offers a dining bistro.

The apartment offers: Entrance Hall, Lounge with french doors opening into the courtyard. Kitchen off the lounge, Main bedroom with ensuite shower room/wc. Plus a further bedroom.

The apartment is a very well presented and will provide a lovely home for someone. still requiring independent living yet with the added advantage of ongoing facilities if required later in life.

Viewing Essential

- Ground Floor Apartment
- Two Bedrooms
- G/C/Heating
- PVCU Double glazing
- Fitted Kitchen
- Car Parking
- NO ONWARD CHAIN

Entrance Hall
Storage Cupboard, Telecom system.

Lounge
15'2 x 10'10
French door to courtyard

Kitchen
10'10 x 7'6
Fitted units, work surfaces + worktop lighting, Inset ceramic hob, extractor hood, electric oven and grill

Bedroom One
14'7 x 10
Picture window, door to

Shower room / WC
7'1 x 6'6
Tiled walls, white suite, door to hallway

Bedroom Two
11'4 x 7'3
Picture window

Outside
Car park and communal gardens,

Service Charges
From the information supplied by the seller the service charge per annum is £154.43p per week (£8030.36 per annum). This includes all maintenance charges, heating, water and sewerage costs and buildings insurance.

Lease details
Residue of 125 Year Lease from 1/4/2014



Tenure: Leasehold
Council Tax: SMBC C



Not to Scale. Produced by The Plan Portal 2022
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To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	
Current	82
Potential	82

Environmental Impact (CO ₂) Rating	
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Very environmentally friendly - lower CO2 emissions	
(92 plus) A	
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Company Registration No. 5615498