

Roger W Dean & Company Ltd

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Roger Dean

***Estate Agents
Valuers***

Visit our web site – www.roger-dean.co.uk

Flat 22 Homebeck House Gatley



‘A First Floor One Bedroomed Retirement Apartment’

- Resident warden service with alarm
- Entry call/ intercom system
- Lounge
- Fitted kitchen
- Communal laundry room
- Bathroom/ wc with shower
- Electric storage heaters
- Convenient location
- Double bedroom with built in robes
- Parking for residents/ visitors
- No forward chain
- EPC rating tbc

Price: £99,950

Purpose built by McCarthy and Stone, this first floor one bedroomed apartment offers ideal solution to the requirements of a mature person(s) seeking a communal style retirement home yet with independence. There is a resident warden service and an emergency call system. Communal facilities include a resident's lounge, laundry room and guest suite. We are advised the minimum age is 60 or 55 for a partner. Homebeck House features well maintained communal gardens with a parking facility for residents and visitors. The location is close to Gatley village where a range of amenities include shops for everyday needs, health centre, library, bus services surrounding areas, train travel from Gatley station including access to the InterCity network, access to the national motorway network and Manchester International Airport (hotels/ rail station) – all of which are within a radius of four miles or so. At a similar distance are the shopping centres at Cheadle Royal, Handforth Dean and Stanley Green and the leisure/ recreational facilities at David Lloyd Centre, The Village and Total Fitness Centre.

Directions

From our Heald Green Office proceed along Finney Lane, turn right onto Styal Road continue to the junction with Church Road, turn right and then right at The Prince of Wales Hotel where Homebeck House will be found on the left-hand side.

Accommodation

Communal porch

Entry phone system, door to:

Communal entrance hall

Resident's warden office, notice board advising of communal activities etc. Staircase and lift to:

First floor and apartment No.22

Entrance Hall

Entry phone system, power points, access to loft area. Door to bedroom, bathroom and

Lounge

14'3 x 11'2 Electric storage radiator, uPVC double glazed windows, power points, tv point, feature electric fire, storage cupboard housing meters and water heating system – hanging / storage space. Archway to:

Kitchen

7'3 x 6'3 Fitted with a range of wall and base units providing storage and working surfaces, stainless steel single drainer sink unit, space for electric oven, space for undercounter fridge freezer, power points, tiled to work areas, uPVC double glazed window.

Bedroom 1

17'7 x 15'9 Central heating radiator, Electric storage heater, uPVC double glazed window, power points, built in robes proving good storage/hanging space.

Bathroom/ wc

6'9 x 6'5 Fitted suite in white comprising twin grip panelled bath with shower attachment, pedestal wash basin, low level wc, central heating radiator, built in cupboard housing water cylinder, laminate flooring.

Outside

The frontage comprises path leading communal entrance.

Tenure

Leasehold

Service charge

Approx. £1,200pa

Ground Rent

Approx. £150pa

Council Tax

Band A – Manchester CC

Possession

On completion

Postcode

SK8 4NF

Purchase Price

£99,950

Viewing Arrangements

By appointment with the agents.

Mortgages

We refer all of our mortgages to a local firm called Liquid Financial Services Limited, who are directly authorised mortgage brokers. They have access to the whole of the intermediary mortgage market and **do not charge any fees, so everything they do is for free**. You can contact them on 0161 610 2592 or 0161 610 2596.

Note

Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a gas safe registered gas engineer.

