



Apartment 40, Oakmere Spath Lane, Handforth, Wilmslow, SK9 3NS
Offers over £150,000



****OVER 55s RETIREMENT COMPLEX****

We are delighted to introduce to the open market this Fabulous TWO BEDROOMED Second Floor Retirement Apartment, in the Extremely Sought After development of Oakmere, Handforth. The complex provides an Array of Amenities within it's walls, including a Gymnasium, Craft Room, Occupant Lounges and Beautifully Tended Communal Gardens. There is a real sense of community here, and with tailored care and support packages available for those who need them, this property offers Ideal Living Space for a Retired Couple or Person. Pets allowed.

The property is positioned directly opposite the wheelchair accessible lift, with the Entrance via Automatic Front Door into a Light and Spacious Entrance Hallway with Two Storage Cupboards. There is a Generous Reception Room with lovely views over Handforth and the Flight Path for Manchester Airport, with a Fitted Kitchen beyond. The Principle Bedroom is a Spacious Double Bedroom with Fitted Wardrobes, whilst the Second Bedroom can double up as a Dining Room if required. There is a Modern Wet Room, with access from the Hallway and Principle Bedroom Suite.

Externally, there are Beautifully Tended Communal Gardens with a Greenhouse to the rear, and Off-Road Parking via a Secure Car Park for the occupants. The Development is Secured via Automatic Doors and a Phone Entrance System, with an Operational Reception Area during 9am - 5pm during the week. Leasehold with 83 years remaining. Council Tax Band- A. Service charge of £868.58 per month.

- **Over 55s Apartment**
- **Extremely Friendly Community**
- **On-Site Gymnasium and Craft Room**
- **On-Site Care Packages Available**
- **Off-Road Parking**

- **No Chain**
- **Two Bedroomed Second Floor Apartment**
- **Secure Development**
- **Communal Gardens and Recreational Areas**
- **Wheelchair Accessible**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Property ONE Pepper House 1 Pepper Road, Hazel Grove, Stockport, Greater Manchester, SK7 5DP
01615115339
enquiries@property-one.co.uk

