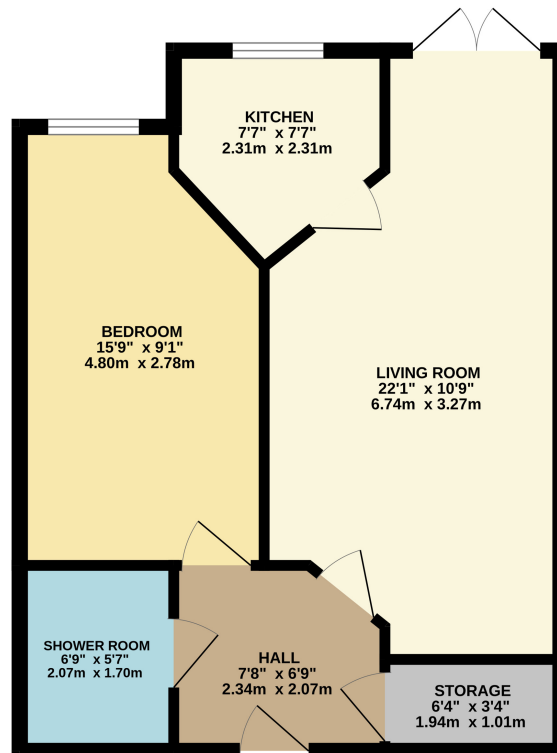




FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

SECOND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 483 sq.ft. (44.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.



Features

- Superb Upper Floor Retirement Apartment
- Available With No Chain
- Attractive Fitted Kitchen & Shower Room
- Juliet Balcony
- Residents Parking

Woodgrove Court is a modern select development of retirement apartments situated in the heart of Hazel Grove adjacent to Sainsburys Superstore and Chemists. The development was constructed by McCarthy & Stone and you will find that a warm and friendly

atmosphere as the main emphasis of the development together with care of the highest standard through the 24 hour care line and house manager facility. This beautifully presented and recently modernised second floor apartment is in fabulous condition with

a high standard of presentation and decoration and beautiful internal doors to match. An internal inspection is considered essential to fully appreciate this stunning apartment which is also available with no onward chain.



The development benefits from a video security entry system, residents lounge and dining area, guest suite, laundry, electric storage heating, uPVC double glazing and Juliet balcony, fitted kitchen and shower room facilities, pleasant communal gardens, parking and is presented to a truly exceptional standard. The accommodation on offer briefly comprises secure communal entrance door and communal areas, private entrance door, entrance hall with useful deep storage cupboard, spacious lounge and dining area with feature central fireplace and Juliet balcony, fitted kitchen with built in oven, hob, fridge and freezer, fitted shower room and a lovely size double bedroom.

