



Woodgrove Court | Hazel Grove | SK7 4GD

EDWARD
mellor



Features

- Fabulous 2 Bedroom Retirement Apartment
- Available With No Chain
- Superbly Fitted Kitchen & Bathroom
- 2 Double Bedrooms + Dressing Room
- Garage

Woodgrove Court is a recently built select development of retirement apartments for the over 60s, situated in the heart of Hazel Grove adjacent to Sainsburys Superstore and Chemists. The original development was constructed by McCarthy & Stone and this

particular apartment forms part of the new development constructed in 2007 with a high standard of fittings and larger layout. Inside, you will find that a warm and friendly atmosphere exists among its residents with an emphasis of independent living and care of the

highest standard through the 24 hour care line and house manager facility. This is an exciting opportunity to acquire a first floor two bedroom apartment which is serviced by either lift or stairs and enjoys views via a "Juliet balcony" from the ample size living room.



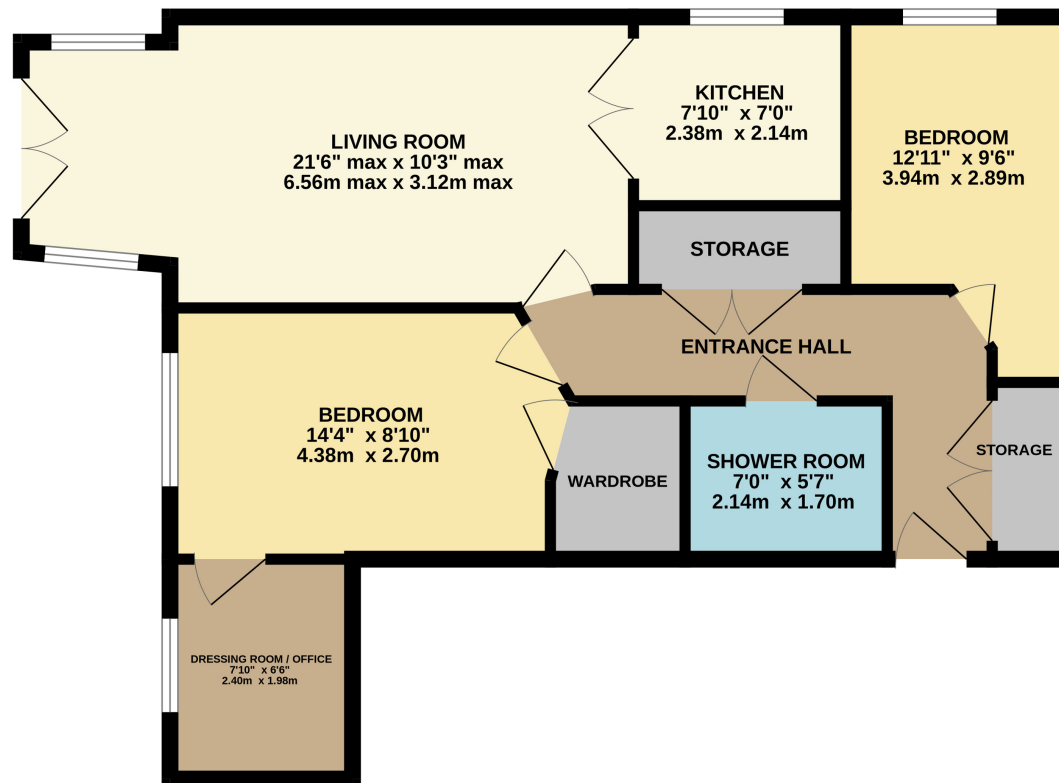
The apartment is available with no vendor chain and has been attractively priced so an early inspection is highly recommended. The development benefits from a video security entry system, residents lounge, guest suite, laundry, electric storage heating, uPVC double glazing, modern fitted kitchen and bathroom facilities, pleasant communal gardens, parking and is one of the few apartments to have its own garage. The accommodation on offer briefly comprises secure communal entrance door and communal areas, private entrance door, entrance hall with ample storage, living room with feature Juliet balcony, attractively fitted kitchen with integrated appliances, superbly fitted shower room and 2 double bedrooms (one with a walk in wardrobe and an adjoining dressing room).



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

FIRST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



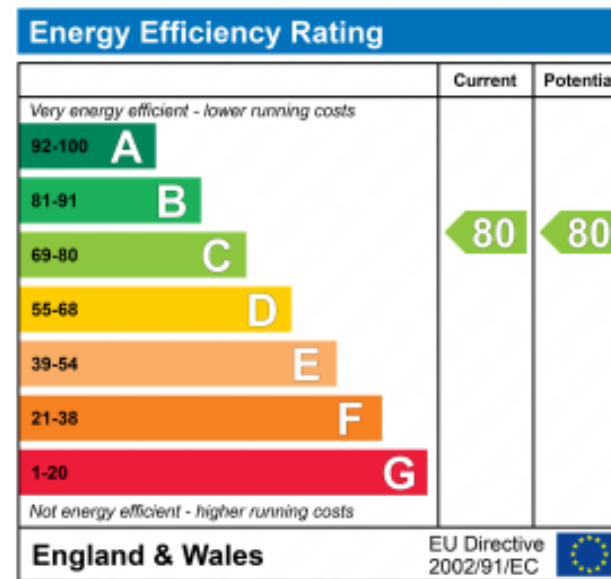
TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

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Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 107 Years
- Annual Ground Rent: £496

EPC Rating



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