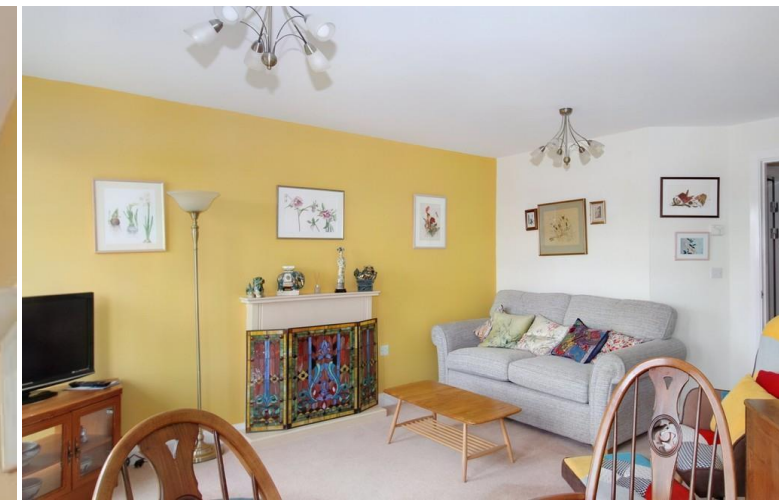




Flat 47 Adlington House, 27 Nelstrop Road, Heaton Chapel,
Stockport SK4 5LT

JohnMellor



A beautifully presented bright and airy two bedroom retirement apartment forming part of the impressive Adlington House development which is designed to provide independent luxurious living for the over 60's. The property is located on the third floor with access via both stairs and a lift and a most noteworthy feature of the apartment is the superb double width balcony which takes full advantage of the far reaching views. Rooms include a spacious hall with storage and utility cupboards off, a very generously proportioned lounge with a dining area and patio doors onto the balcony, a beautifully fitted kitchen, two double bedrooms and a most attractive shower room.

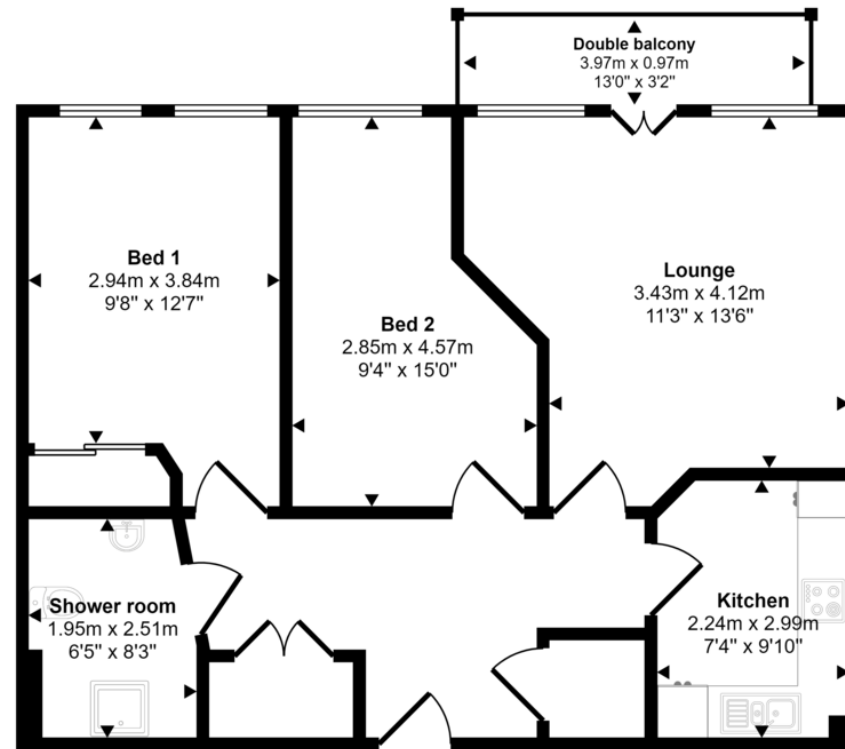


Communal areas include an onsite restaurant, hairdressers, lounges, activity rooms, spa and guest suite. There is a strong sense of community in Adlington House with a host of communal events to choose from and the development is surrounded by mature gardens and off road parking is provided. The property is leasehold for 125 years from 2013 (no ground rent) and the service and wellbeing charges come to £195.00 per week. Adlington House is run by the Methodist Housing Association and separate care services are available from them on request. No chain involved and a viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
69 sq m / 743 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273