

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Apt 29 Smithy Croft, Heald Green, SK8 3PT



£160,000 for 75% share

75% shared ownership

Open Plan Living

Two Bedroom Apartment

On Site Bistro

On Site Hairdressers

Utility Bills included in Fees

Over 55's Community Hub

Onsite Parking

Callaghans Estate Agents

46 Church Road, Gatley, SK8 4NQ

Telephone: 0161 491 4000, Fax: 0161 491 55 44

Website: www.callaghansltd.com Email: admin@callaghansltd.com

Nestled in the heart of Heald Green, the Smithy Croft development represents the pinnacle of retirement living. Constructed by the esteemed Your Housing Group, this development is not just a place to live, it's a vibrant community.

This two-bedroom apartment is a haven of modernity, offering spacious living with every convenience thoughtfully integrated. The development is a treasure trove of amenities, including an inviting in-house Bistro café, a bustling communal lounge perfect for social events, and even an on-site hairdresser for that touch of pampering. For visiting family and friends, a guest suite provides a comfortable visiting experience. The beautifully landscaped grounds are meticulously maintained, offering a serene backdrop for residents to enjoy socialising outdoors. The development is designed with you in mind with lift access to all floors and wide corridors to chat with neighbours. The apartment has an open plan lounge with picture window and modern fitted kitchen. The two bedrooms are an ample size. While the bathroom is a useful wet room, giving you freedom to pamper yourself. You don't need to be concerned about utility bills, they are covered in the service fees. Smithy Croft is a place where independence is cherished, social connections thrive, and every detail is designed to enhance the quality of life for its residents.

The property is offered to the market with 75% shared ownership. Lease term of 125 years from 2014 and a weekly service charge of £101.02, on site services and communal maintenance. There is a £5.92 leaseholder charge and a weekly amenity charge of £59.28. which includes Electricity and water rates.

Lounge 15' 2" x 10' 10" (4.62m x 3.31m)

Kitchen 7' 5" x 11' 0" (2.26m x 3.36m)

Bedroom One 9' 11" x 14' 8" (3.03m x 4.46m)

Bedroom Two 7' 2" x 11' 6" (2.18m x 3.50m)

Bathroom 7' 1" x 6' 5" (2.16m x 1.96m)

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GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA - 628 sq.ft. (58.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for 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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Disclaimer:

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