



31 The Woodlands, Heaton Mersey, Stockport, SK4 3BN

£362,500

- 2 Bed En-Suite 1st Floor Apartment
- Fully Fitted Kitchens with Silestone Quartz Work Tops
- Beautifully Landscaped Gardens
- Exclusively for the over 55's
- Tastefully Decorated & Carpeted
- For a limited time only we're offering 12-months' free Service and Well-being charge, for new reservations taken at The Woodlands, Heaton Mersey before the 31st May 2024. See Adlington.co.uk website for full terms and conditions.

31 The Woodlands, Heaton Mersey

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A collection of 63 brand-new 1, 2 and 3-bedroom retirement apartments for sale in Heaton Mersey, Stockport, exclusively for the over 55s. Most apartments benefit from balconies or patios and many have en-suite shower rooms. The Woodlands will offer an independent lifestyle with personal tailored care and support available should it be needed, all in a safe and secure environment designed specifically for later living.



Council Tax Band: New Build



THE WOODLANDS, HEATON MERSEY

Apartment 31 is a 2 bedroom en-suite apartment on the first floor. The master bedroom benefits from an en-suite shower room and fitted wardrobes, and the kitchen has a touch of luxury with Silestone quartz worktops.

APARTMENT FEATURES

With all the space you need and more, plus a walk-in shower room, integrated appliances, fully-fitted carpets and user-friendly features.

- Fully fitted kitchen with Silestone quartz worktop and integrated appliances
- Feature fireplace with integrated fire
- 80% wool blend carpets fitted throughout
- Fully tiled walk-in shower room
- Spacious storage and utility cupboards
- Fitted wardrobes to master bedroom
- Automated switch on the kitchen window for ease of opening (excluding ground floor apartments)
- Beautifully landscaped gardens with summer house
- Patios or walk-on balconies to most apartments

COMMUNITY FEATURES

Move into a lively community with everything on your doorstep, to enjoy as little or as much as you like.

- Elegant table service restaurant*
- Homeowners' lounge and coffee lounge
- Activities studio, hairdressing salon* and therapy suite*
- Internal mobility scooter and bicycle store with electric charging facilities
- Wi-Fi throughout the communal areas

Enjoy the reassurance of total peace of mind,

- 24/7 on-site support team 365 days a year, plus optional personal care* packages tailored to your needs
- Sophisticated 24-hour call system linked directly to the on-site team, covering the entire building
- Audio visual entry security system with viewing monitor in your apartment with controlled access to the development
- Two lifts to all floors
- Private car park with electric charging points
- Guest suite* for visiting friends and family
- Protected by a 10-year NHBC warranty

*ADDITIONAL CHARGES APPLY

All apartments are LEASEHOLD and have a Service and Well-being charge.

Tailored care packages are available at an additional cost.

Adlington is the developer and operator of The Woodlands.

A Deferred Communal Facilities Fee and Administration Fee are payable on resale of the property.

ARL are members of the Associated Retirement Community Operators and aim to comply with the ARCO Consumer Code.

Pictures are for illustrative purposes only



Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

