



## 53 The Woodlands, Woodlands Road, Heaton Mersey, Stockport, SK4

£279,950

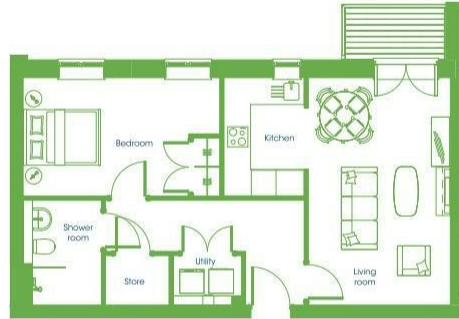
- Luxury Retirement Apartments
- Tastefully Decorated & Carpeted
- For a limited time only, we are offering 12-months' Service and Well-being cFor a limited time only we're offering 12-months' free Service and Well-being charge, for new reservations taken at The Woodlands, Heaton Mersey before the 31st May 2024. See Adli

- Exclusively for the over 55's
- Beautifully Landscaped Gardens

- 1 Bed Deluxe on the 3rd Floor
- Pets Welcome

**Apartment 53**  
One bedroom **deluxe** apartment

Not for scale



Dimensions: **57.16 m<sup>2</sup> ( 615 ft<sup>2</sup> )**

Kitchen	2.87 m x 1.95 m	( 9'-5" x 6'-5" )
Living room	5.52 m x 3.44 m	( 18'-1" x 11'-4" )
Bedroom	4.75 m x 2.87 m	( 15'-8" x 9'-5" )
Shower room	2.54 m x 1.89 m	( 8'-4" x 6'-3" )
Utility	1.66 m x 1.20 m	( 5'-5" x 3'-11" )
Store	1.54 m x 1.20 m	( 5'-1" x 3'-11" )

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Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 5mm. Overall dimensions are shown in blue and may be approximate or reduced ceiling height into those. Please ask your Sales Advisor for specific details. Apartments are sold unfurnished unless otherwise stated.

THE WOODLANDS  
HEATON MERSEY



## Directions

## Viewings

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

## Council Tax Band

New Build

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	