



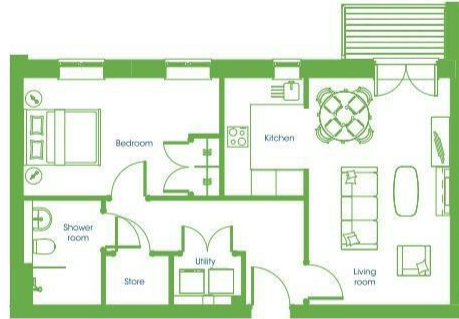
53 The Woodlands, Woodlands Road, Heaton Mersey, Stockport, SK4

£279,950

- Luxury Retirement Apartments
- Exclusively for the over 55's
- 1 Bed Deluxe on the 3rd Floor
- Tastefully Decorated & Carpeted
- Beautifully Landscaped Gardens
- Pets Welcome

Apartment 53
One bedroom **deluxe** apartment

Not for scale



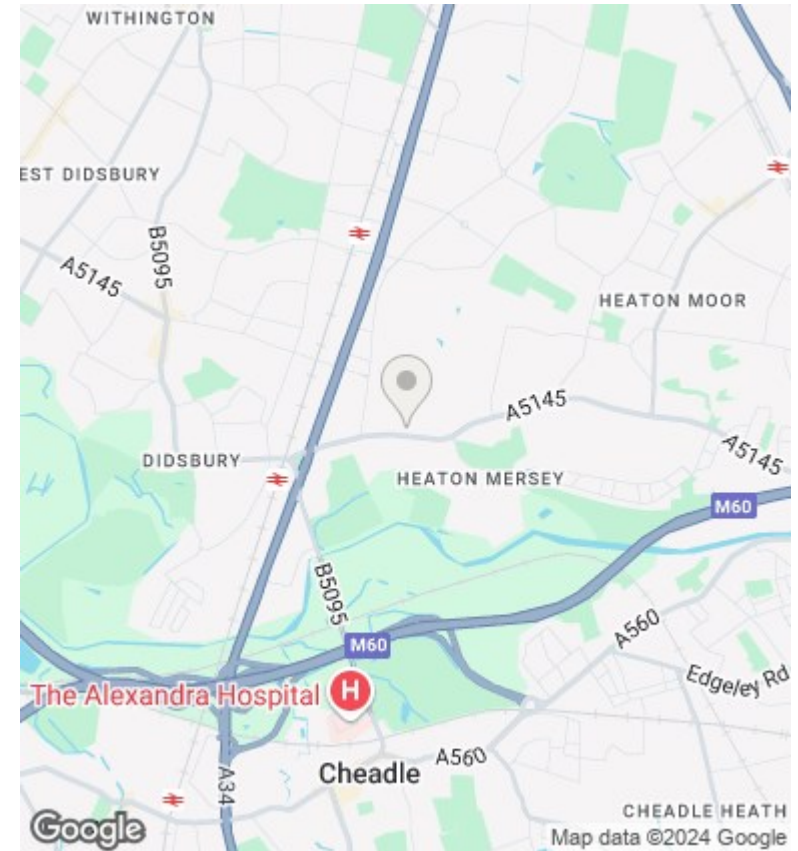
Dimensions: 57.16 m² (615 ft²)

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")

Version 3.0 October 2023

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	