



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

£362,500

- Luxury Retirement Apartments
- Exclusively for the over 55's
- 2 Bed En-Suite 2nd Floor Apartment
- Tastefully Decorated & Carpeted
- Beautifully Landscaped Gardens
- Pets Welcome
- For a limited time only 12-months' free Service and Well-being charge, for a new reservation taken on or before the 31st July 2024

# Woodlands Road, Stockport SK4 3BN

Apartment 49 is a 2-bedroom en-suite apartment on the second floor, with a south facing aspect which can be enjoyed from the walk out balcony. 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. For a limited time only we're offering 12-months' free Service and Well-being charge, for a new reservation taken on selected apartments at The Woodlands, Heaton Mersey on or before the 31st July 2024. See website for full terms and conditions.



Council Tax Band: New Build



The Woodlands, Woodlands Road, Heaton Mersey, SK4 3AF -

- Now fully open, full tours available
- Stunning landscaped gardens

The Woodlands – A collection of 63 brand new one, two and three-bedroom retirement apartments, designed to help you make the most of every day, with an on-site support team available 24/7, 365 days a year.

Enjoy privacy of your own peaceful apartment, spend a relaxing afternoon in the on-site restaurant, stroll around the landscaped gardens, relax in the homeowners lounge or coffee lounge. There is also an activity studio, hairdressing salon and therapy suite. Each apartment is fully fitted with integrated appliances, feature fireplace, fully tiled walk in shower room, spacious storage cupboard and utility cupboard, fitted wardrobes to master bedroom. Outside there are beautiful landscaped gardens with summer house.

All apartments are LEASEHOLD and have a Service and Well-being charge. Tailored personal care packages are available at an additional cost.

Adlington Retirement Living (ARL) is the developer and operator of The Woodlands. ARL are members of the Associated Retirement Community Operators and aim to comply with the ARCO Consumer Code.

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

Length of lease: 250 years. Lease starts from: 1st Jan 2022. Communal Facilities Fee applicable.

Key Points:

- Fully-fitted wool blend carpets throughout
- Fully-fitted kitchen with integrated appliances, including dishwasher, oven, hob, microwave, fridge freezer
- Fitted wardrobes to master bedrooms
- Spacious utility cupboards and storage facilities
- All apartments have either a patio or balcony

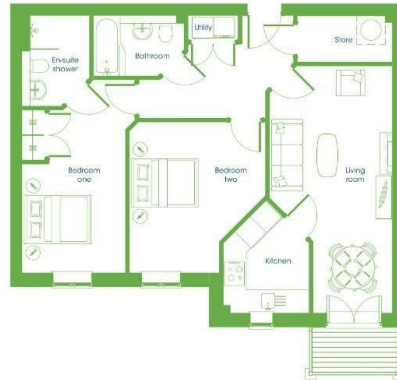
- Audio-visual security entry system with viewing monitor to each apartment, and controlled entry to the building
- Sophisticated 24-hour call system linked directly to the on-site team
- Two lifts to all floors
- On-site parking
- Pets welcome
- Landscaped gardens
- Protected by a 10-year NHBC warranty

Incentives

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**Apartment 49**  
Two bedroom en-suite apartment

Not to scale



Dimensions: 79.93 m<sup>2</sup> ( 860 ft<sup>2</sup> )

Kitchen	3.16 m x 2.41 m	( 10'-5" x 7'-11" )
Living room	6.92 m x 3.42 m	( 22'-8" x 11'-3" )
Bedroom one	5.61 m x 2.90 m	( 17'-9" x 9'-6" )
Bedroom two	4.23 m x 3.81 m	( 13'-10" x 12'-6" )
Bathroom	2.54 m x 1.70 m	( 8'-4" x 5'-7" )
En-suite shower	2.54 m x 1.89 m	( 8'-4" x 6'-3" )
Utility	1.41 m x 0.70 m	( 4'-8" x 2'-3" )
Store	2.66 m x 1.30 m	( 8'-9" x 4'-3" )

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 10mm. Overall dimensions are usually rounded and there may be variations or restricted ceiling height into these. Please ask your Sales Advisor for specific details. Apartments are sold unfinished 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

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	