



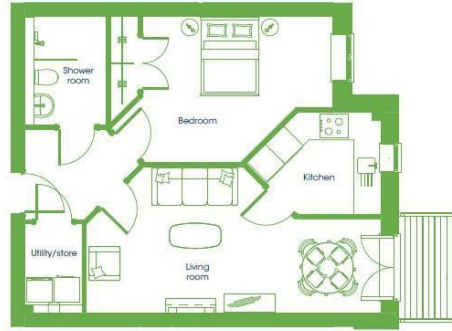
## 57 The Woodlands, Woodlands Road, Stockport, SK4 3BN

£279,950

- Full Tours Available
- Exclusively for the over 55's
- Stunning Landscaped Gardens
- Tastefully Decorated & Carpeted
- Luxury Retirement Apartments
- Pets Welcome

**Apartment 57**  
One bedroom **deluxe** apartment

Not to scale



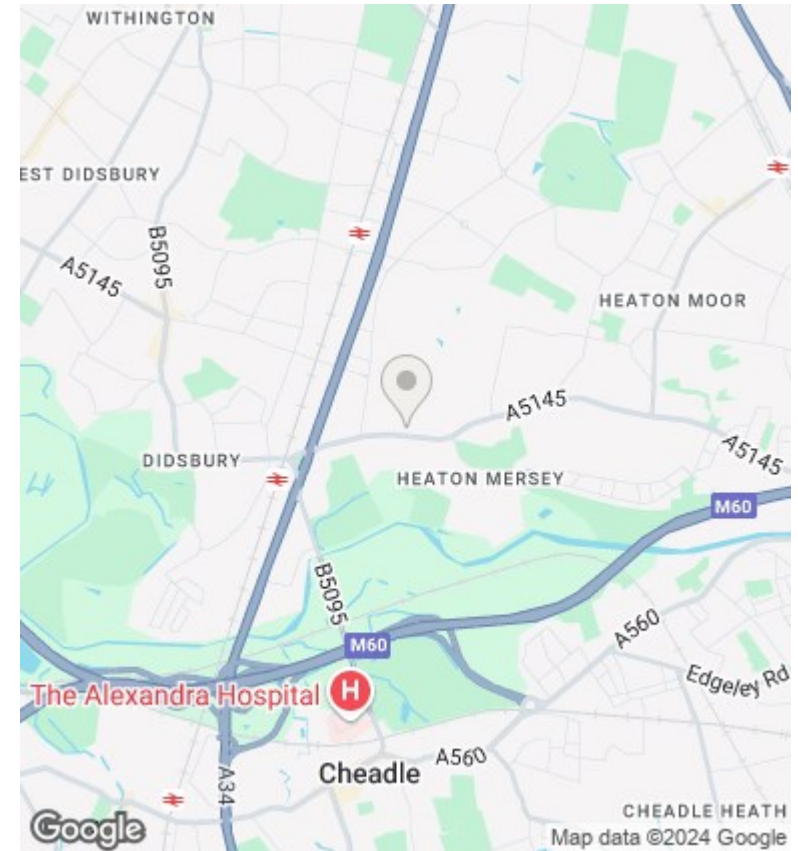
Dimensions: **55.61 m<sup>2</sup>** ( **599 ft<sup>2</sup>** )

Kitchen	3.16 m x 2.41 m	( 10'5" x 7'11" )
Living room	6.89 m x 3.44 m	( 22'7" x 11'4" )
Bedroom	4.46 m x 3.44 m	( 14'8" x 11'4" )
Shower room	2.55 m x 1.90 m	( 8'4" x 6'3" )
Utility/store	2.10 m x 1.33 m	( 6'11" x 4'4" )

Version 3.0, October 2021

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 20mm. Overall dimensions are usually stated and these may be projections or include ceiling height into these. Please see your Sales Advisor for specific details. Apartments are sold unreserved 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	