

**Apartment 27 Oakford Court, Hadfield, Glossop, SK13 2AB**



- **FIRST FLOOR EN-SUITE APARTMENT**
- **NO VENDOR CHAIN**
- **Over 55's**
- **Two Bedrooms one with En-suite**
- **Spacious Hallway with Storage Room**

- **Open Plan Lounge/Diner**
- **Juliet Balcony with Patio Doors**
- **Use of Communal Lounge, Laundry & Guest Room**
- **Views of the Cricket Ground & Gardens**
- **Use of Parking Bays**

# Apartment 27 Oakford Court, Hadfield, Glossop, SK13 2AB

## MAIN DESCRIPTION

**\*\*\*OVER 55's FIRST FLOOR EN-SUITE APARTMENT WITH JULIET BALCONY, NO VENDOR CHAIN\*\*\***

Stepping Stones are delighted to offer for sale this immaculately presented and largest first floor apartment situated within this unique development of 27 apartments, specifically designed for homeowners over the age of 55 years.

This much sought-after development is situated in the popular village of Hadfield, just outside its larger neighbouring town of Glossop, and benefits from host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. Hadfield is surrounded by stunning countryside, and Longendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

This spacious apartment enjoys the use of shared communal facilities within the development, including: a very spacious communal lounge with kitchen to entertain guests, use of an overnight guest room at a reasonable rate, fully equipped laundry room, lift and stair access to the first floor, use of carpark and communal gardens.

The accommodation within the apartment comprises: Entrance Hallway with storage room, Lounge/Diner with Juliet Balcony, Kitchen, Spacious Double Bedroom with Ensuite, Second Bedroom and spacious shower room.

Externally there is use of the off road parking bays communal gardens.

Viewing is highly recommended. There is a no pet policy within the development and residents need to be able to live independently.



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## ENTRANCE HALLWAY

Internal doors to accommodation, wall mounted heater, ceiling spotlights.

## STORAGE ROOM 6' 6" x 3' 3" (1.98m x 0.99m)

6' 6" x 3' 3" (1.98m x 0.99m) Light point, consumer unit, useful storage racking.

## LOUNGE/DINER 16' 3" x 10' 5" (4.95m x 3.18m)

A generous size lounge diner with uPVC double glazed patio doors with Juliet balcony overlooking the cricket ground with far-reaching countryside views, wall mounted panel heater, TV aerial point, electric fire two ceiling light points, door intercom, opening through to kitchen.

## KITCHEN

9' 2" x 6' 6" (2.79m x 1.98m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated tall fridge freezer, electric oven and four ring electric hob with overhead extractor fan, sink and drainer unit with mixer tap, separate freezer, extraction fan, ceiling light point.

## MAIN BEDROOM 13' 9" x 10' 6" (4.19m x 3.2m)

A generous double bedroom with fitted over bed wardrobes and storage, two wall light points, ceiling light point, wall mounted panelled heater, uPVC double glazed window overlooking the cricket ground with far-reaching countryside views, internal door to ensuite.

9' 1" x 5' 5" (2.77m x 1.65m)

## ENSUITE

A three-piece suite comprising low-level WC, pedestal sink unit and shower cubicle, ceiling spotlights, chrome heated towel rail.

## BEDROOM TWO 11' 5" x 6' 8" (3.48m x 2.03m)

uPVC double glazed window overlooking the cricket ground, ceiling light point, wall mounted panel heater.

## BATHROOM 9' 0" x 5' 6" (2.74m x 1.68m)

A spacious bathroom with close coupled WC, sink cabinet unit and walk-in shower complete with seat and grab rails, shower boarding, extraction fan, wall mounted electric heater, wall mounted chrome heated towel rail, ceiling spotlights.

## EXTERNALLY

There is use of the private parking bays and communal gardens.

## DISCLAIMER

Tenure – Leasehold \* Annual Ground Rent - £275.00 p.a \* Service Charge - £2,500 p.a. \* Annual Service Charge Review Period - Annually  
Council Tax Band – C \* EPC Rate - C



GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FREEHOLD/LEASEHOLD**

Stepping Stones have no access to documentation which confirms the tenure of the property.  
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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