

**9 Stonecraft Court, Hollingworth, SK14 8PZ**



- **SECOND FLOOR APARTMENT**
- **Far Reaching Countryside Views**
- **Entrance Hallway**
- **TWO DOUBLE BEDROOMS**
- **Open Plan Lounge, Kitchen, Dining**

- **Modern Fixtures & Fittings**
- **Immaculately Presented**
- **Off Road Parking Bay**
- **Ideal First Home**
- **Ideal Buy to Let Investment**

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## MAIN DESCRIPTION

### \*\*\*IMMACULATLEY PRESENTED\*\*\*

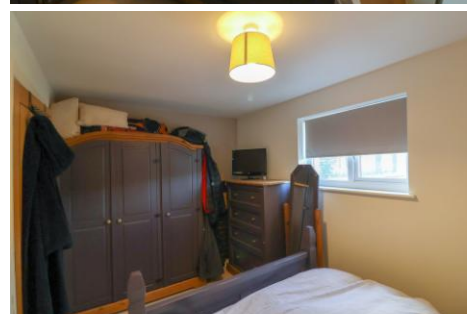
Stepping Stones are delighted to offer for sale this beautifully presented second floor apartment in Hollingworth boasting far reaching countryside views.

The historic village of Hollingworth is ideally placed for the M60 & M67 motorway networks, schools, local shopping facilities, chemist, clinic and neighbouring villages of Tintwistle and Hadfield with stunning countryside nearby.

This stunning home offers spacious living accommodation throughout and is tastefully decorated and would make the perfect first home or buy to let investment with an average **rental income of approx. £850 pcm (7.03% yield)**.

The internal accommodation in brief comprises; Communal Entrance with stairs to all apartments, Private Entrance Vestibule and Hallway, 2 x DOUBLE Bedrooms, Shower Room and Open Plan Kitchen/Dining/ Lounge with Juliet Balcony.

The apartment enjoys spectacular far-reaching views from the second floor and has an allocated parking bay within the private carpark





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## ENTRANCE VESTIBULE

Ceiling light point and internal door to storage cupboard with light points and hot water tank.

## ENTRANCE HALLWAY

Two ceiling light points, attractive panelling to walls, wall mounted radiator, loft access point, storage cupboard.

## LOUNGE 15' 5" x 14' 4" (4.7m x 4.37m)

Open plan lounge kitchen diner lounge area with uPVC double glazed patio doors to Juliet balcony with far-reaching countryside views, wall mounted radiator, ceiling light point, TV aerial point, door entry phone, opening through to kitchen diner.

## KITCHEN/DINER 15' 5" x 8' 0" (4.7m x 2.44m)

A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, under cupboard and in cupboard lighting, integrated electric oven, four ring electric hob with overhead extractor fan, sink and drainer unit with mixer tap, space for tall fridge freezer, plumbing for automatic washing machine, integrated full-size dishwasher, uPVC double glazed windows to the rear elevation, wall mounted radiator, ceiling spotlights, ceiling light point.

## MAIN BEDROOM 14' 6" x 10' 0" (4.42m x 3.05m)

A generous double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, ceiling light point, two wall light points, attractive panelling to one wall, TV aerial.

## BEDROOM TWO 8' 0" x 8' 0" (2.44m x 2.44m)

A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light points.

## SHOWER ROOM 8' 0" x 7' 3" (2.44m x 2.21m)

A spacious shower room with three piece suite comprising low-level WC, wall hung sink unit and double shower with rainfall and handheld showerhead, splashback boarding and splashback tiling, uPVC double glazed window to the rear elevation, Xpelair extraction fan, ceiling spotlights, wall mounted heated towel rail, shaving point.

## EXTERNAL

Allocated Parking Bay within Private Carpark.

## DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £150

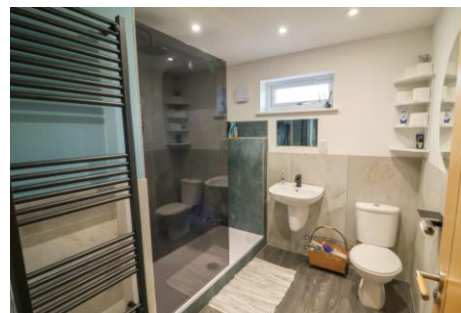
Term - 200 years from date of build

Annual Ground Rent Review Period - every 25 years

Service Charge - £1300

Council Tax Band - B

EPC Rate - C



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

### 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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