

**Oakford Court, Hadfield, Glossop, Derbyshire, SK13 2AB**



- NO VENDOR CHAIN
- Over 55s Development
- First Floor Apartment with Lift Access
- Spacious Double Bedroom
- Generous Sized Lounge
- Recently Fitted Shower Room
- Beautifully Presented
- Use of Communal Facilities
- House Manager & Pull Cord System
- Stunning Countryside & Cricket Club Views

# Oakford Court, Hadfield, Glossop, Derbyshire, SK13 2AB

## MAIN DESCRIPTION

### \*\*\*OVER 55's FIRST FLOOR APARTMENT / NO VENDOR CHAIN\*\*\*

Stepping Stones are delighted to offer for sale this immaculately presented first floor apartment situated within this unique development of 27 apartments, specifically designed for home owners 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.

The property 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 small charge, fully equipped laundry room, lift and stair access to the first floor, communal gardens.

The accommodation within the apartment comprises: Entrance Hallway, Lounge, Kitchen, Spacious Double Bedroom and newly fitted Shower Room. Externally there is use of the communal gardens.

Viewing is highly recommended. There is a no pet policy within the development

\*\*\*PLEASE NOTE this one bedroom apartment has a floor-size of 60m<sup>2</sup> - the same size as some two bedroom apartments in the same development\*\*\*





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## COMMUNAL ENTRANCE

Main entrance door to communal areas, hallways, lounge and laundry facilities and manager's office.

## ENTRANCE HALLWAY

Private internal entrance door from communal corridor into hallway, cornice to ceiling, wall-mounted call assistance button, cloak/storage cupboard housing water heater tank and consumer unit, ceiling spotlights, wall-mounted dimplex heater, doors to internal accommodation.

## LOUNGE 16' 2" x 10' 1" (4.93m x 3.07m)

A generous sized lounge with TV aerial point, phone point, wall-mounted door entry phone, cornice to ceiling, two ceiling light points, wall-mounted electric heater, opening through to kitchen, internal timber and glazed door to hallway, uPVC double glazed window to front elevation with far-reaching countryside views and views of cricket club.

## KITCHEN 7' 9" x 6' 6" (2.36m x 1.98m)

A range of high and low fitted units with contrasting work-surfaces, stainless steel sink and drainer unit with mixer tap, splash-back tiling, integrated electric oven and four-ring electric hob with extractor fan over hob, plumbing for washing machine or dishwasher, space for fridge/freezer, extractor fan, ceiling light point.

## BEDROOM 14' 8" x 10' 0" (4.47m x 3.05m)

A spacious double bedroom with a range of fitted wardrobes and cupboards including three single wardrobes, a chest of drawers and dressing table with mirror over, cornice to ceiling, telephone point, ceiling light point, wall-mounted dimplex electric heater, internal timber door to hallway, uPVC double glazed window to front elevation with far-reaching countryside views and views of cricket club pitch.

## SHOWER ROOM 8' 0" x 6' 3" (2.44m x 1.91m)

A three-piece suite comprising low-level WC, pedestal sink, double walk-in shower with waterfall and hand-held showerheads, splash-back tiling, alarm cord extractor, safety rails and fold-down shower seat, ceiling spotlights, fan heater, wall-mounted chrome towel rail, internal timber door to hallway.

## COMMUNAL FACILITIES

In addition to the communal entrance there is a residents' lounge and kitchen area, a fully equipped laundry area and communal gardens overlooking the cricket pitch.

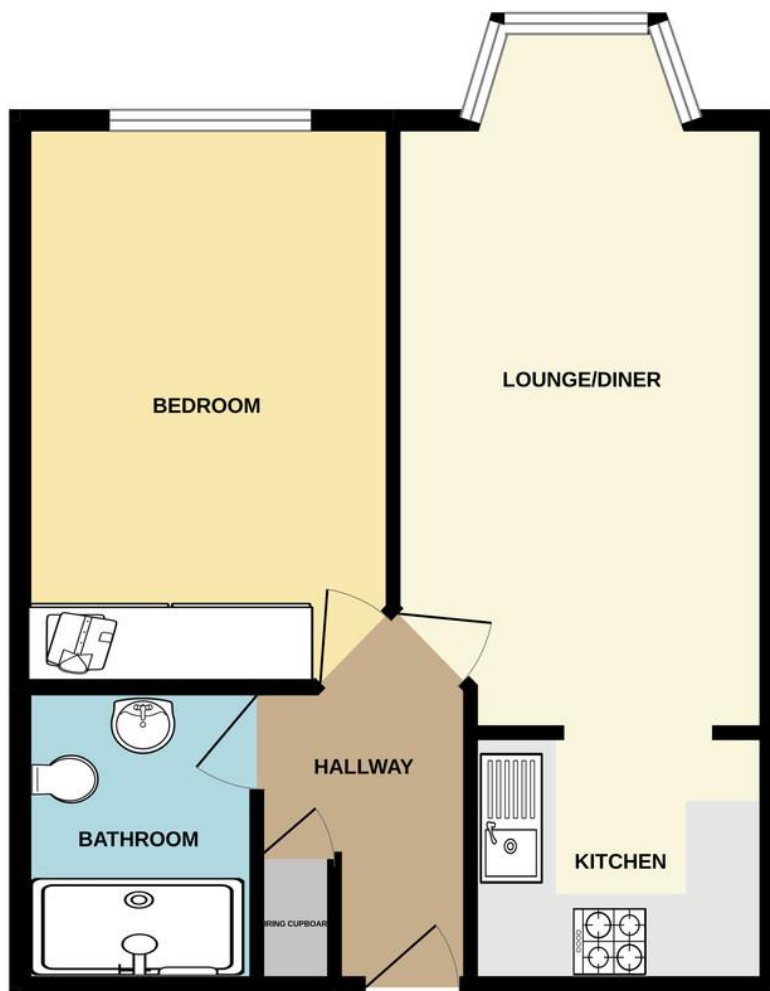
## EXTERNAL

Access to enclosed shared gardens with large patio area, mature planting, seating benches and views over cricket club.

Tenure - Leasehold \* Term - 125 years from 2007 \* Remaining Lease Term - 109 years approx. \* Annual Ground Rent - £225.00 p.a \* Service Charge - £1,808.60 \* Service Charge Review - Annually \* Council Tax Band - B  
EPC Grade - C



## GROUND FLOOR



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.