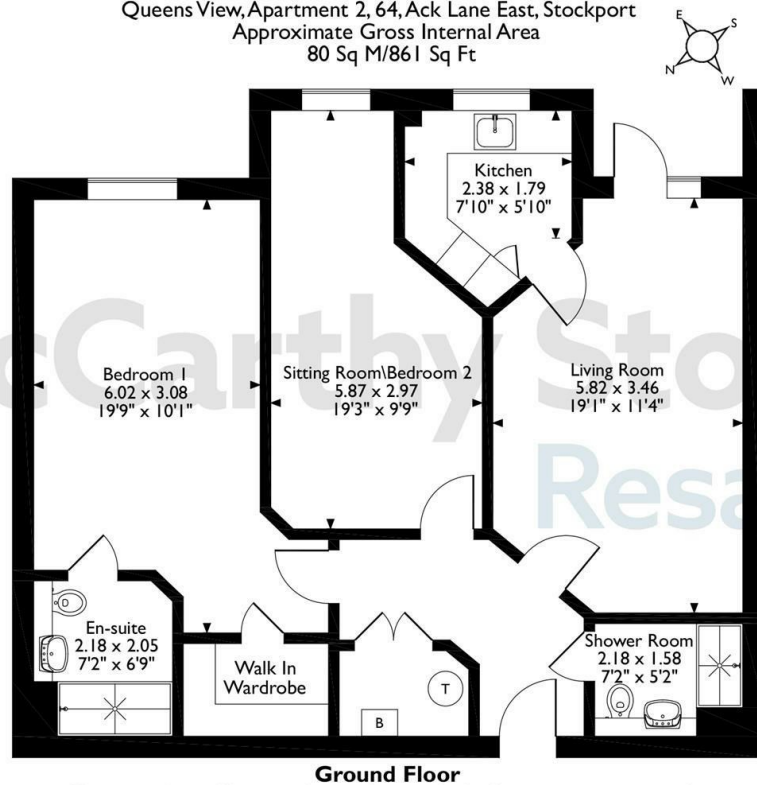


Queens View, Apartment 2, 64, Ack Lane East, Stockport  
Approximate Gross Internal Area  
80 Sq M/861 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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## 2 Queens View

64 Ack Lane East, Stockport, SK7 2DA

PRICE REDUCED



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



PRICE REDUCTION

**Asking price £500,000 Leasehold**

A bright and spacious energy efficient two bedroom ground floor apartment. This apartment benefits from French doors leading to a lovely patio, ensuite and walk in wardrobe to the master bedroom. SITUATED WITHIN A DESIRABLE RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Queens View, 64 Ack Lane East Bramhall,

## 2 Bed | £500,000

PRICE  
REDUCED

### The Development

Queens View is in a tranquil location and within an affluent suburb south of Manchester, set within quiet residential surroundings with easy access to a bustling local community. The development consists of 40 one and two bedroom contemporary apartments exclusively for the over 60s. All McCarthy Stone apartments are intelligently designed to be a pleasure to live in, light and spacious, they offer high specification, high quality fixtures and fittings throughout giving a stylish, modern designer feel. This retirement community is perfectly designed for socialising with friends, family and neighbours. As well as dinner and get togethers in your apartment, you'll enjoy access to a shared garden and beautiful communal lounge, as well as a hotel style guest suite for added convenience if you have visitors to stay. Easy independent living for the over 60s

### Entrance Hall

Found on the ground floor, the apartments front door the apartments front door with spy hole leads to the large entrance hall. From the hallway there are doors to a walk-in storage/airing cupboard and separate additional cloak cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour Tunstall response emergency pull cord are located in the hall. Doors lead to the lounge, bedrooms and bathroom.

### Lounge

This spacious living room has the highly desirable benefit of a UPVC door leading directly onto a patio area where you can enjoy the view of the communal gardens. In addition there are two further dual aspect windows making this room bright and airy. There is ample space for dining furniture. Sky/Sky+ connection, telephone point, ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door lead onto a separate kitchen.

### Kitchen

Partially tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and window above. Built in oven, ceramic hob, cooker hood and integral fridge/freezer.

### Bedroom One

Double bedroom with a walk in wardrobe with plenty of hanging and storage space. Sky/Sky+ connection, telephone point, ceiling light, fitted carpets and raised electric power sockets. Separate door leads to an en-suite bathroom.

### En-suite

Modern bathroom with a walk in shower. Slip resistant floor and hand rail. Low level WC, vanity unit with wash basin and mirror above. Electric heater and extractor fan.

### Bedroom Two

Generous second bedroom, which could alternatively be used as a separate dining room

or office. Ceiling light, fitted carpets and raised electric power sockets.

### Bathroom

Fully tiled and fitted with suite with grab rail, walk in shower, low level WC, vanity unit with wash basin and mirror above. Electric heater and extractor fan.

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £5,639.66 for the financial year ending 28/02/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

### Car Parking Permit Scheme- subject to availability

There is no parking space included with this apartment. We do still have some spaces available for purchase, please contact us for more information

### Lease Information

999 years from 1st Jan 2023

