BEST ESTATE AGENT GUIDE AWARDS 2025 TOP 500 SALES
AWARDED FOR MARKETING I SERVICE I RESULTS

Apt 29 Smithy Croft, Finney Lane
Heald Green SK8 3PT
75% Shared Ownership £170,000

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Apt 29 Smithy Croft, Finney Lane

Heald Green SK8 3PT

75% Shared Ownership £170,000

*** 75% SHARED OWNERSHIP ***

Offered for sale with no onward chain and situated close to the amenities of Heald Green village, this spacious retirement apartment is situated to the first floor of Smithy Croft, with lift access.

The apartment offers: Entrance Hall, Lounge which opens to a modern fitted Kitchen, Principal bedroom(double) with en-suite shower room/WC and a further bedroom (single)

The development offers very high living standards complete with an in-house café/restaurant, a large communal lounge, hairdresser and other facilities. Smithy Croft is set in maintained communal landscaped gardens with parking to the front of the development.

- 75% Shared Ownership
- Two Bedrooms
- First Floor Position
- Gas Central Heating
- PVCU Double Glazing
- Parking
- Communal Gardens
- Excellent Communal Facilities
- Convenient Location
- No Onward Chain

Communal Entrance Hallway
Stairs and lift to upper floors.

Private entrance to the apartment.

Tenure: Leasehold
Council Tax: Stockport C

Entrance Hallway
With storage room.

Living Room
15'1 x 10'8
Opens to:

Kitchen
10'8 x 7'3

Bedroom One
14'0 x 9'9

Bedroom Two
11' x 7'1

Wet Room/WC
7'0 x 6'4

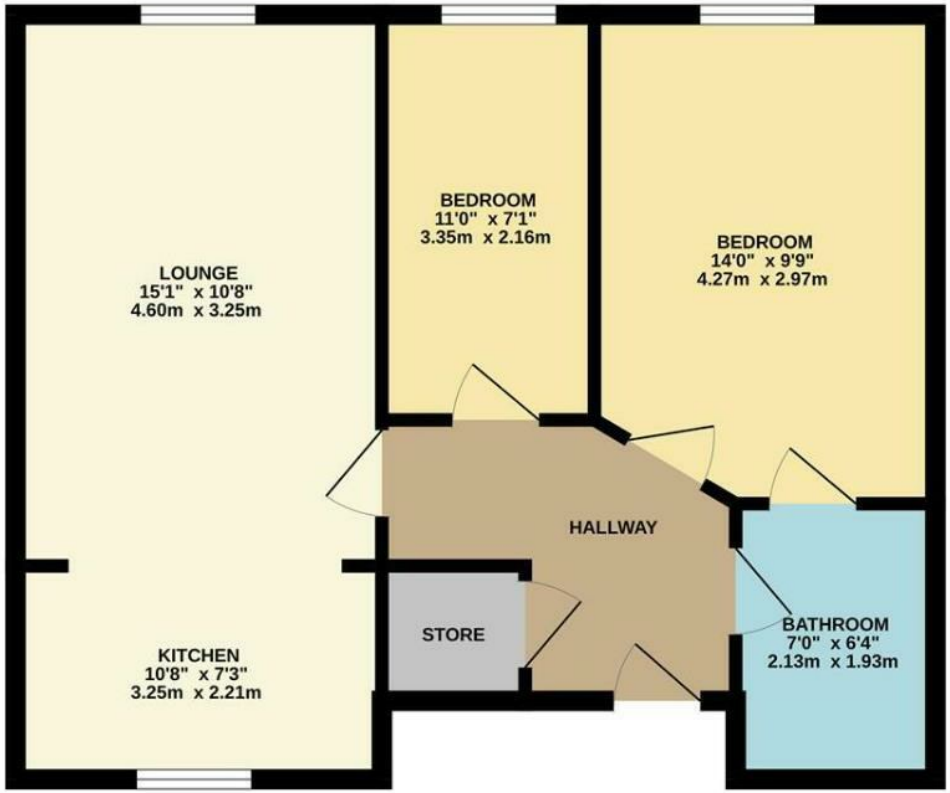
Externally
Parking for residents. Communal gardens and seating areas.

Service Charges
From the information supplied by the seller the service charge per annum is £154.43p per week (£8030.36 per annum). This includes all maintenance charges, heating, water and sewerage costs and buildings insurance.

Lease details
Lease: Residue of 125 years from 2014.

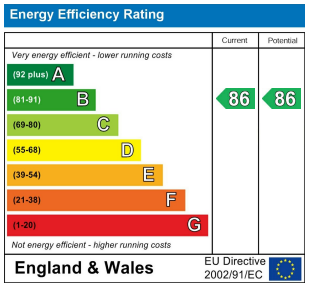
The Service Charge covers the following:
Building Insurance, Heating, Water and Sewerage Costs, Garden Maintenance
Communal Lighting, Cleaning of Communal Areas and Decorating Throughout (Excepting the Flat).

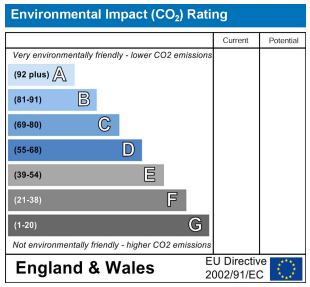
Monthly Service Charge £784.36



To view this property call Main & Main on 0161 437 1338

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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Company Registration No. 5615498