



**GASCOIGNE  
HALMAN**

Patterdale, Boundary Court, Gatley Road, Cheadle  
**Asking Price £60,000.00**

THE AREA'S LEADING ESTATE AGENCY



A first floor over 60's retirement apartment forming part of a popular development, situated approximately 0.5 miles from Cheadle Village. The flat comprises, entrance hall, lounge, fitted kitchen, double bedroom and an upgraded shower room. In addition there is a communal residents lounge, lift access to the first floor and laundry room. For peace of mind there is a resident house manager on site and there are 'care call' emergency cords in each room. The flat benefits from access to a communal garden and patio area.

## Property details

- Lease remaining - 57 years
- Annual Service Charge - £3611.52 or £300.96 pcm
- Secure door entry system & intercom
- 24/7 Access to Care-call & On-site Manager
- Parking for residents and visitors
- Lift access to all floors
- Pleasant Communal Lounge and Well Maintain Gardens
- Regular Social Events
- Onsite Laundry Facilities



## About this property

A one bedroom first floor retirement apartment offering excellent potential and requiring some cosmetic updating, ideal for those looking to put their own stamp on a well-located and well-managed development. The property forms part of a popular retirement community designed for comfortable and secure independent living.

Residents benefit from a secure door entry system, 24/7 access to Care-Call assistance and the reassurance of an on-site manager. The development also offers lift access to all floors, parking for both residents and visitors, and a pleasant communal lounge where regular social events are organised, creating a welcoming community atmosphere.

Externally there are well maintained communal gardens to enjoy, while additional facilities include an onsite laundry room and a guest suite available for visiting family and friends.

Offered with great potential, this apartment would make an ideal retirement home for those seeking a safe, sociable and well-supported living environment.



## DIRECTIONS

SK8 1BA

## COUNCIL TAX BAND

A

## TENURE

Leasehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Stockport MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Cable

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

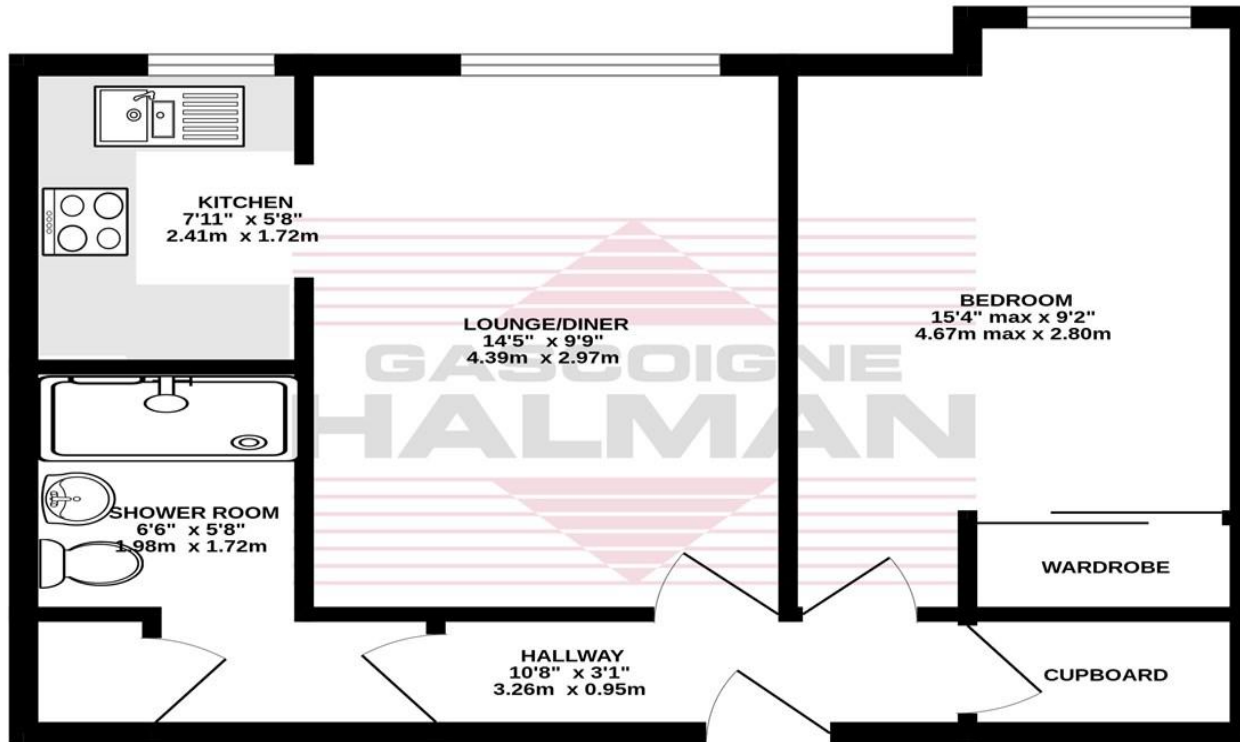
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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## FIRST FLOOR 437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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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