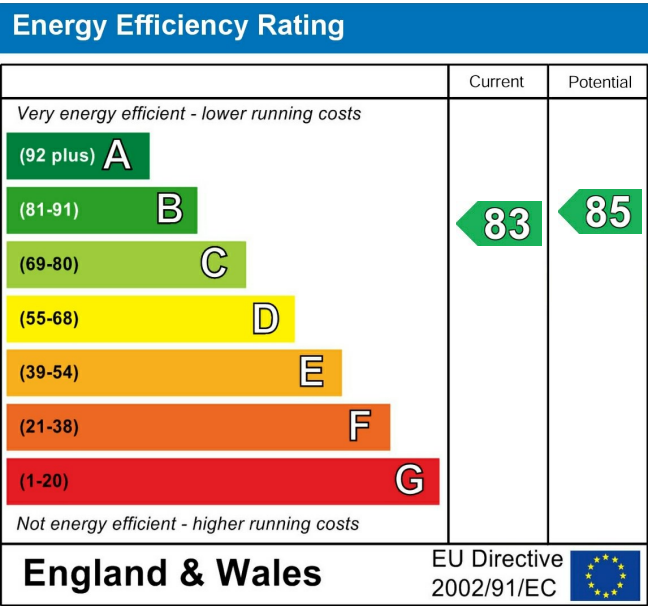
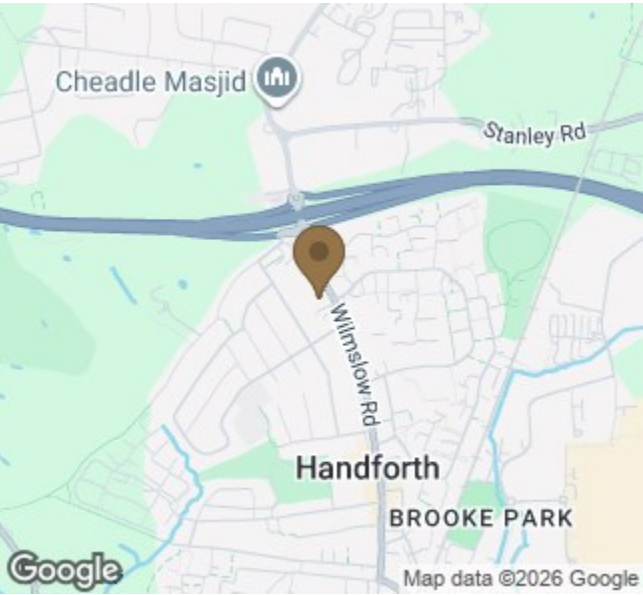
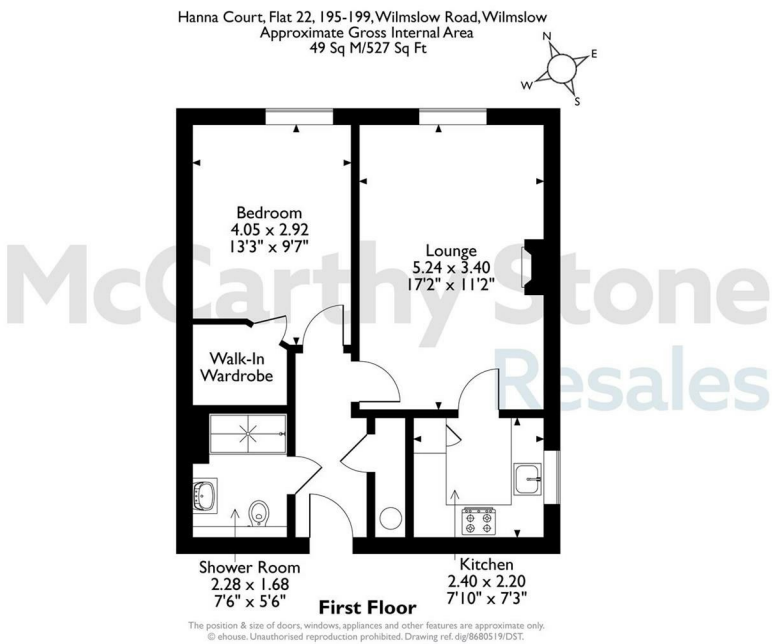




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Registered in England and Wales No. 10716544



22 Hanna Court

195-199 Wilmslow Road, Wilmslow, SK9 3JX

1 1 **Council Tax Band: C**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 22 Hanna Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £135,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious one bedroom first floor apartment
- Lift to all floors
- Energy efficient
- Guest Suite for visiting family & friends
- 24-hour emergency Careline System for peace-of-mind
- House Manager on-site during office hours
- Communal Lounge where social events take place
- Lovely Landscaped Communal Gardens
- Part exchange scheme available
- Contact McCarthy Stone Resales to arrange a viewing 0345 556 4104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

22 Hanna Court, Wilmslow

 1 |  1 | Asking price £135,000

Summary

Hanna Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area

Hanna Court is conveniently located to local shops in the village. Handforth Dean Retail Park, reached via the A34 and hosts a large number of stores including Marks & Spencer, Tesco and Boots. Bus services provide easy access to surrounding, well sought after towns such as Wilmslow and Cheadle. The nearest railway station is located on Station Road in Handforth, providing links to Manchester city centre. Manchester International Airport is also close by for excursions further afield.

Entrance Hallway

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

Living Room

This bright spacious lounge has a large double window allowing in plenty of natural light, with a Living Flame style a feature electric fire with surround which acts as an attractive focal point.



TV and telephone points, Sky/Sky+ connection point and ceiling light. Fitted carpets, raised electric power sockets. Oak effect partially glazed doors lead onto a separate kitchen.

Kitchen

Fully 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 UPVC double glazed window above with views across the communal gardens. Eye level oven, ceramic hob, cooker hood and integral fridge & freezer.

Bedroom

Bright spacious double bedroom with a large double window. A large walk-in wardrobe housing shelving and hanging rails. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising walk-in shower cubicle with adjustable shower head and hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and emergency pull cord.

Service Charge (breakdown)

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

Annual service charge is £3,353.23 for the financial year ending 31/03/2027.

Car Parking Permit (Scheme)

Parking is by allocated space subject to availability. The fee is



usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Ground rent: £425 per annum
Ground rent review: 1st Jan 2027
Lease: 125 years from 1st Jan 2012
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- For more information check our webpage additional services or speak with our Property Consultant.
- Fibre to the cabinet Broadband available to order
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

