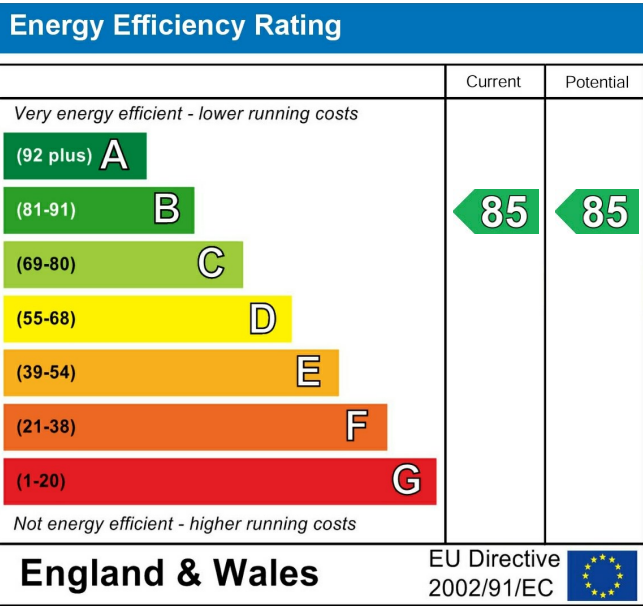
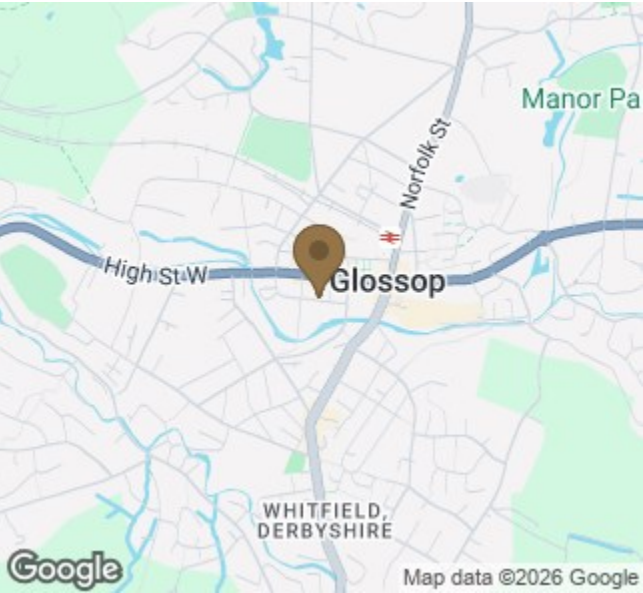
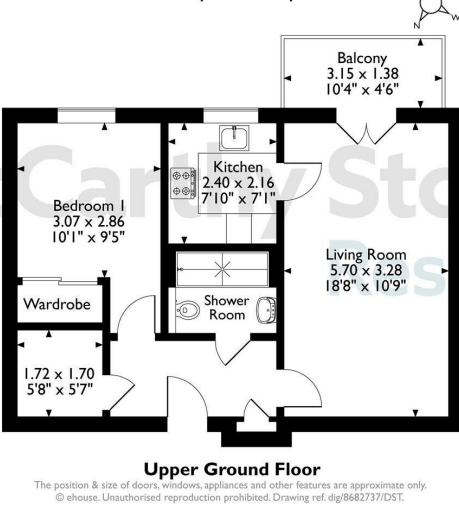




6 Calico Court, Chapel Street, Glossop, Derbyshire
Approximate Gross Internal Area
50 Sq M/538 Sq Ft



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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



6 Calico Court

Chapel Street, Glossop, SK13 8BA

1 1 Council Tax Band: B

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 6 Calico Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

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

Why you'll love living here:

- BALCONY WITH A SOUTH FACING OF GLOSSOP BROOK
- COMMUNAL RESIDENT'S LOUNGE AND GUEST SUITE
- HOUSE MANAGER ONSITE
- MOBILITY SCOOTER STORE WITH CHARGING POINTS
- ENERGY EFFICIENT
- GARDENS AND ROOF TERRACE
- GLOSSOP MARKET AND HIGHSTREET WITHIN 100 YARDS OF DEVELOPMENT
- 24-HOUR CARE LINE
- LIFT TO ALL FLOORS
- CONTACT MCCARTHY AND STONE RESALES TO VIEW 0345 556 4104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

6 Calico Court, Glossop

Local Area
Glossop is a beautiful market town with plenty to offer in terms of amenities with Glossop market within 50 yards of the development and the highstreet within 100 yards. The market town is lively and bustling with a variety of shops, banks, cafe's and restaurants and healthcare amenities.

The Glossop Primary Health Care Centre, for example, is located next door to Calico Court. Glossop is within close proximity of numerous countryside walks, including scenic reservoir routes, the kinder scout trail and Longendale Trail, although the Glossop Brook itself is the ideal route for a leisurely stroll with benches along the river. For trips further afield or visiting family, Glossop train station is within a quarter of a mile.

Calico Court
Calico Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a buggy store with charge points, communal resident's lounge and delightful roof terrace overlooking the landscaped gardens and the Glossop Brook. There is a guest suite for visitors who wish to stay (additional charges apply).

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Entrance Hall
Front door with spy hole and letter box leads to the large entrance hall. Situated in the hall are illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system. There is a sizable storage cupboard which houses the hot water system and washer/dryer. From the hallway doors lead to the lounge, bedroom and shower room.

Living Room
A bright and airy living room, with a balcony that has south facing



view, enjoying a peaceful view towards Glossop Brook. Two ceiling lights, raised plug sockets, TV and telephone points and a wall mounted electric radiator. A partially glazed door leads from the living room to the kitchen.

Kitchen
A fully fitted, modern kitchen with wood effect units, having under-pelmet lighting, and complimenting wood effect worktops, tiled flooring and integrated dishwasher. Offering ample storage space and integrated appliances to include a raised oven, electric hob with extractor hood above and fridge freezer. A stainless-steel sink and drainer unit is located under the window which overlooks the Glossop Brook.

Bedroom
This generously sized master bedroom has a fitted wardrobe with shelving and hanging rails. There is plenty more space in the bedroom for further furniture and an attractive outlook through the full height windows. A central ceiling light, raised plug sockets and TV point.

Shower Room
SHOWER ROOM A fitted shower room, with a modern suite comprising of; Full width tiled shower cubicle with hand rail with glass screen and doors, WC with concealed cistern, a range of high gloss modern built in storage cupboards and vanity unit with inset wash hand basin, tiled floor. Mirror, heated towel rail, and spotlights to ceiling.

Car Parking
A parking space is included.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas



 1 |  1 | Asking price £210,000

• Buildings insurance

The annual service charge is £3,090.63, for financial year ending 30th June 2027.

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

Lease Information
Lease: 999 years from 1st Jan 2017
Ground rent: £495 per annum
Ground rent review: 1st Jan 2027

Managed by: McCarthy Stone Management Services

Moving made easy
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

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

