





## 31 Willow Court, Brookside Road, Gatley

£100,000

1 1 1

- Excellent 1st floor retirement apartment
- Resident house manager
- Within 1/2 mile of Village center, health center and railway station
- EPC - C
- Service Charge - £2100 per annum
- Excellent corner position apartment
- Attractive communal gardens
- Leasehold (residue £125 years)
- Council tax - B
- Ground rent -£416 per annum

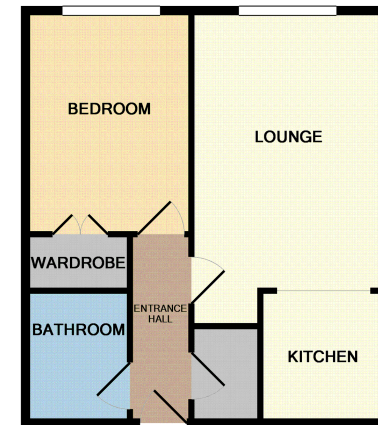


Forming part of a select development of warden controlled retirement apartments, we are pleased to offer for sale this excellent, first floor flat. Enjoying one of the best positions in the development the well presented accommodation benefits from Upvc double glazing and in brief comprises, lounge, fitted kitchen, double bedroom and bathroom with w.c. In addition there is an attractive communal lounge and kitchen, there is a guest suite, and a fully equipped laundry room The complex boasts 24 hour assistance to provide peace of mind and help in an emergency. Outside there are well kept, south facing communal gardens.

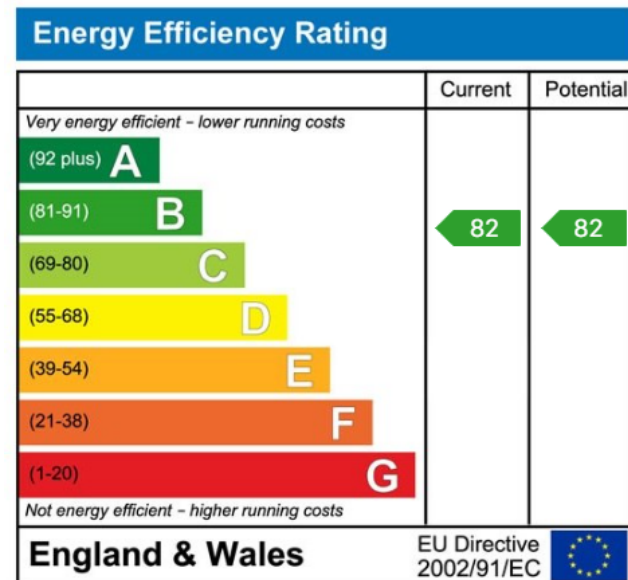








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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9 Gatley Road, Cheadle, Cheshire SK8 1LY Tel. 0161 428 1488 Fax. 0161 428 1479  
Email. [mail@andrewdawson.co.uk](mailto:mail@andrewdawson.co.uk)