



## 4 Wesley Court, Cavendish Road, Heaton Mersey, Stockport, SK4

70% Shared ownership £84,000

- Shared Ownership Retirement Apartment
- Recently Installed Modern Kitchen with Appliances
- Vacant Possession - No Vendor Chain
- 70% Share with No Rent Paid on the 30%
- Pleasant Communal Gardens & Parking
- Strictly Over 55's Only
- Well presented One Bedroom Flat
- Ground Floor Position

# Cavendish Road, Stockport SK4 3DP

70% Shared Equity. Purchase Price £84,000. Ground Floor Apartment. Retirement for Residents Over 55 Year Old Only. Well Presented and Tastefully Decorated Throughout . One Double Bedroom. Recently Fitted Kitchen with Integrated Appliances. Modern Shower Room. Close to The Centre of Heaton Mersey and Public Transport



Council Tax Band: A



Joules are please to offer this opportunity to acquire a well presented one bedroom ground floor retirement apartment on a shared ownership basis. For sale is 70% shared ownership of the property with the benefit of no rent being paid on the remaining 30%. Please note the 70% value has been provided by a RIC's surveyor at £84,000. Wesley Court is strictly for people over 55 years of age.

Situated in a convenient location just off Didsbury Road being close to Heaton Mersey's shops and amenities along with a good selection of public transport, this delightful flat briefly comprises: Communal entrance with entry phone system and mailboxes. Private entrance, spacious hallway, door to handy storage cupboard. sitting/dining room with bay window overlooking Cavendish Road, Kitchen with has been recently refitted with modern units in grey and enjoys integrated appliances such as the induction hob, electric oven and full sized fridge/freezer. There is also a modern shower room with white suite and walk in shower.

The property benefits from double glazed windows, gas central heating, has access to the communal laundry room, professionally tended communal gardens and off road parking.

#### Communal Entrance

Telephone entry system, letterboxes, doors to communal corridors.

#### Private Entrance

Private entrance door to spacious hallway. Door to handy storage cupboard, central heating radiator, doors to sitting room, bedroom and shower room

#### Sitting/Dining Room

17'5" x 10'4" plus bay window

Well presented room with double glazed box bay window overlooking the front communal garden and Cavendish Road, central heating radiator, telephone entry system. Doorway through to kitchen

#### Kitchen

7'0" x 5'4"

Modern recently refitted kitchen with a range of units in grey. Briefly comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base units with pull out racking unit, drawer and eye level units. Cupboard housing Worcester boiler. Built in Induction hob with integrated cooker hood over and electric oven below. Full size fridge/freezer. Worksurfaces with matching splashbacks. Under unit display lighting. Double glazed window with blind overlooking the communal garden and Cavendish Road

#### Bedroom

11'6" x 8'9"

Double bedroom, double glazed window with blind overlooking the communal garden and Cavendish Road. central heating radiator.

#### Shower Room

Modern shower room with white suite comprising: Walk in shower cubicle with rainhead shower and attachment, vanity unit housing wash hand basin with mixer tap and cupboard below along with WC. Central heating radiator. Splashback panels and tiled walls. Extractor fan

#### Externally

Professionally tended communal gardens and parking areas.

#### Important Info

Service Charge £181.43 pcm

The purchaser will be responsible for the regrant of a new 99 year lease of £450 and £125 + vat Engrossment.

### Eligibility Criteria

Any prospective buyer should be aware that leasehold schemes for the elderly have certain criteria that will need to be met.

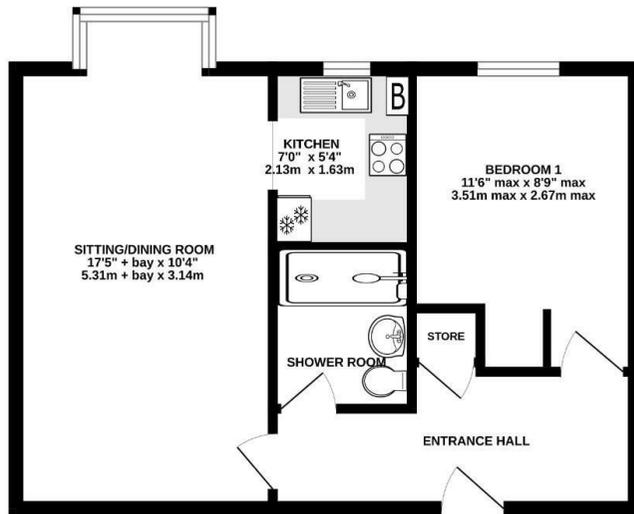
1. Most leases require a property assignee (buyer) to be in excess of 55 years old.
2. The household income of proposed assignees (buyers) needs to be less than £80,000.
3. The prospective assignee (buyer) needs to be downsizing for retirement and by moving would receive the support (and help) of their family, or be in closer proximity or easier access to Health Care facilities or shopping facilities.
4. The sale of the prospective assignee's (buyers) current accommodation, together with any other assets they may have, is insufficient to purchase alternative accommodation more suitable for their needs.
5. The applicant must not own any other properties either in the UK or overseas.

**EACH APPLICATION WILL BE LOOKED AT AND ASSESSED ON AN INDIVIDUAL BASES BY PLUMLIFE HOMES**

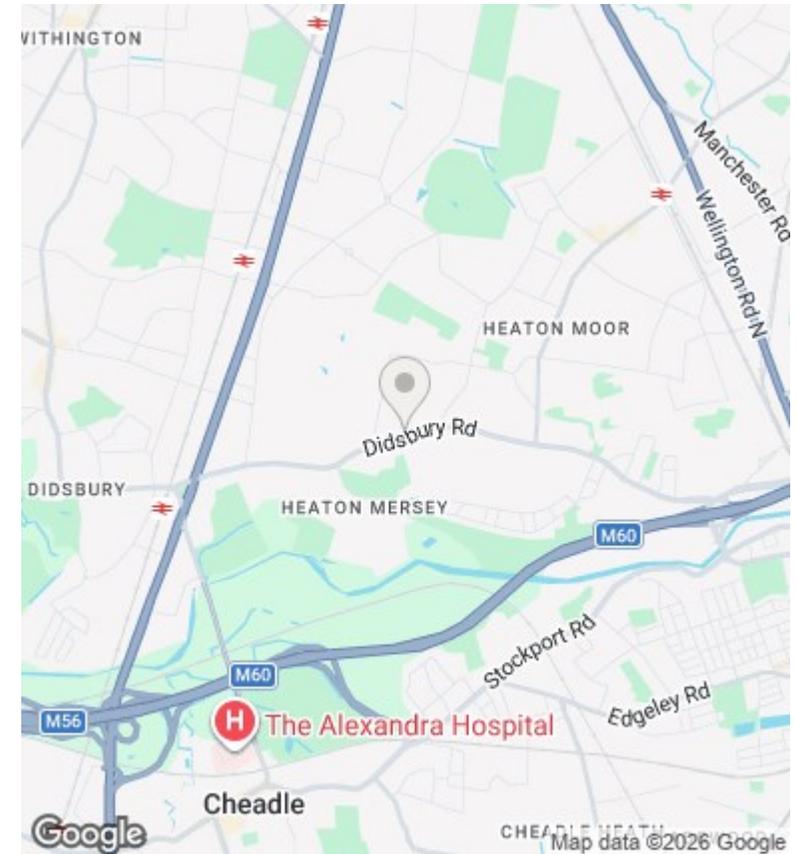




GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 452 sq.ft. (42.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor area covered, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The data for distribution is provided only as a guide and should not be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	