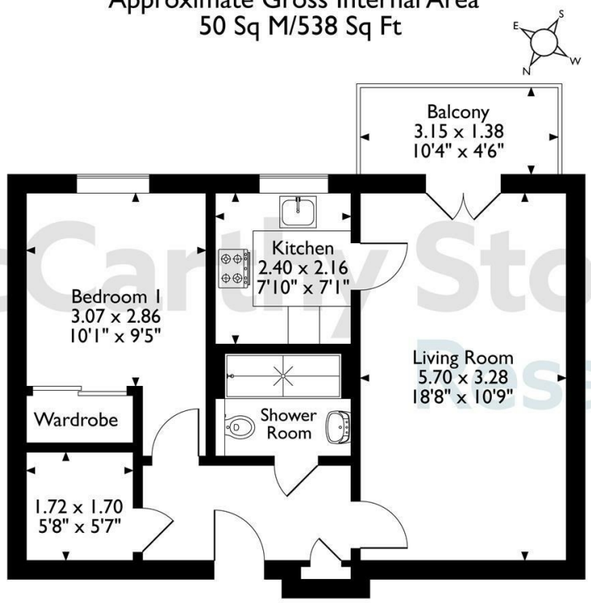
McCarthy Stone
Resales

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

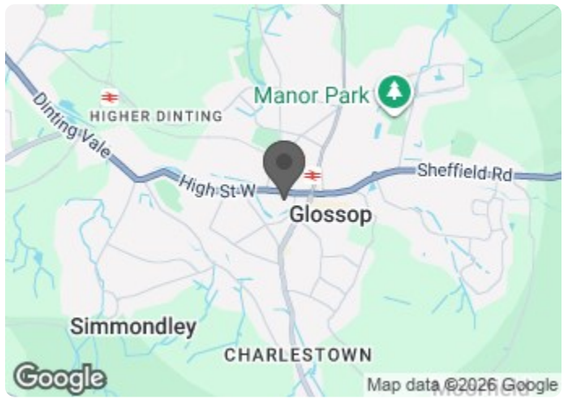


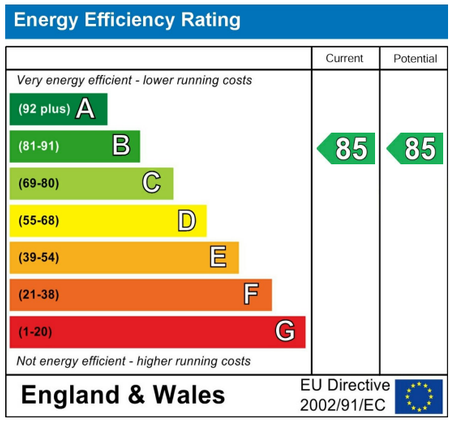
Upper Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8682737/DST.

Council Tax Band: B





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

McCarthy Stone
Resales

6 Calico Court

Chapel Street, Glossop, SK13 8BA

Asking price £210,000 Leasehold

A bright and spacious one bedroom retirement apartment, benefitting from a walk out BALCONY WITH A SOUTH FACING with a view of Glossop Brook. A parking space is included in the sale.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Calico Court, Chapel Street, Glossop, Cheshire, SK13 8BA

1 bed | £210,000

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
• Buildings insurance

The annual service charge is £2,912.52, for financial year ending 30th June 2026.

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