



Flat 29 Smithy Croft, Finney Lane  
Heald Green SK8 3PT  
75% Shared Ownership £170,000

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK





# Flat 29 Smithy Croft, Finney Lane Heald Green SK8 3PT

75% Shared Ownership £170,000

\*\*\* 75% SHARED OWNERSHIP \*\*\*

Offered for sale with no onward chain and situated close to the amenities of Heald Green village, this spacious retirement apartment is situated to the first floor of Smithy Croft, with lift access.

The apartment offers: Entrance Hall, Lounge which opens to a modern fitted Kitchen, Principal bedroom with en-suite shower room/WC and a further bedroom.

The development offers very high living standards complete with an in-house café/restaurant, a large communal lounge, hairdresser and other facilities. Smithy Croft is set in maintained communal landscaped gardens with parking to the front of the development.

- 75% Shared Ownership
- Two Bedrooms
- First Floor Position
- Gas Central Heating
- PVCU Double Glazing
- Parking
- Communal Gardens
- Excellent Communal Facilities
- Convenient Location
- No Onward Chain

Communal Entrance Hallway  
Stairs and lift to upper floors.

Private entrance to the apartment.

Tenure: Leasehold  
Council Tax: Stockport C

Entrance Hallway  
With storage room.

Living Room  
15'1 x 10'8  
Opens to:

Kitchen  
10'8 x 7'3

Bedroom One  
14'0 x 9'9

Bedroom Two  
11' x 7'1

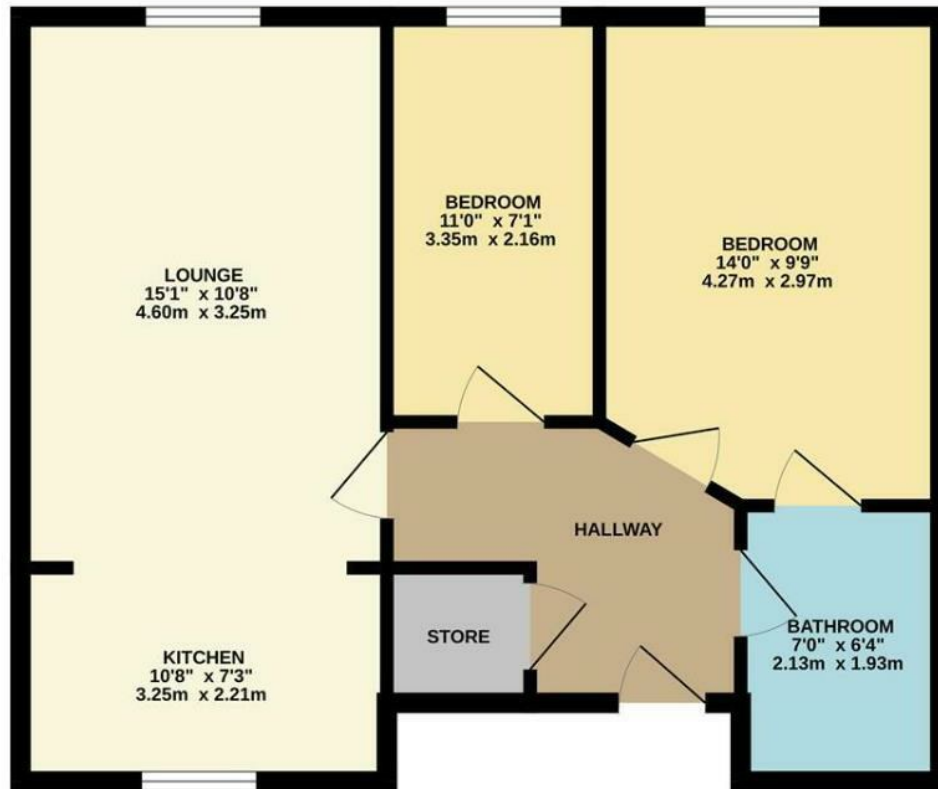
Wet Room/WC  
7'0 x 6'4

Externally  
Parking for residents. Communal gardens and seating areas.

Service Charges  
From the information supplied by the seller the service charge per annum is £154.43p per week (£8030.36 per annum). This includes all maintenance charges, heating, water and sewerage costs and buildings insurance.

Lease details  
Residue of 125 Year Lease from 1/4/2014





To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

mainandmain.co.uk

**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498