



Woodgrove Court

NO PARKING
EMERGENCY
VEHICLES
ONLY

RESIDENT
PARKING
BEYOND
THIS POINT

Flat 56 Woodgrove Court | Hazel Grove | SK7 4GH

EDWARD
mellor



Features

- Stunning 1 Bedroom Retirement Apartment
- No Onward Chain
- Superbly Fitted Kitchen & Shower Room
- Fabulous Far Reaching Views
- Residents Parking

A beautifully presented upper floor retirement apartment which enjoys far reaching and elevated views over the adjacent countryside. Woodgrove Court is a modern built development of retirement apartments for the over 60s, situated in the heart of Hazel Grove adjacent to Sainsburys

Superstore and within walking distance of local amenities. Inside, you will find that a warm and friendly atmosphere exists among its residents with an emphasis of independent living and a 24 hour care line and house manager facility. This is an exciting

opportunity to acquire an upper floor one bedroom apartment which is serviced by either lift or stairs and is in show home condition throughout and an internal inspection is highly recommended.

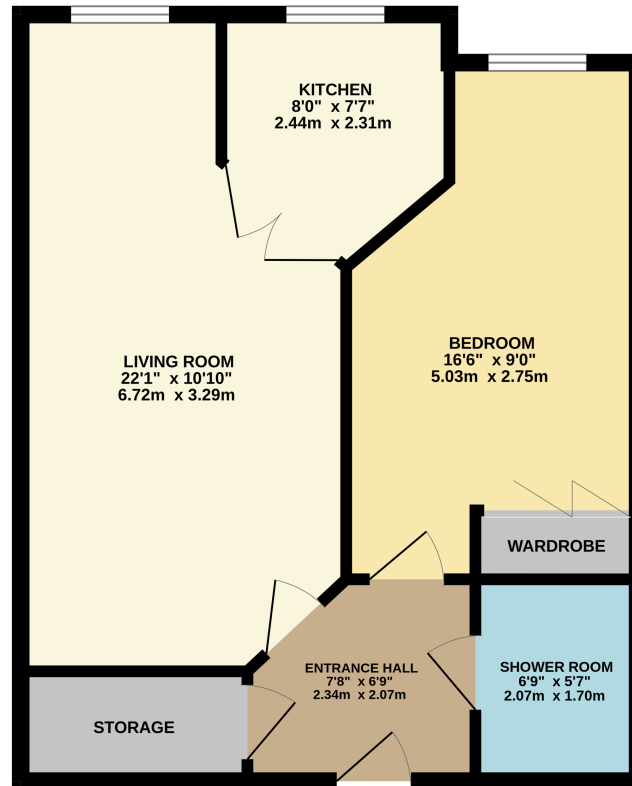


The development benefits from a security entry system, residents lounge, guest suite, laundry, electric storage heating, uPVC double glazing and an attractively fitted kitchen and shower room. Set within pleasant communal gardens and offering residents and visitor parking, the accommodation on offer briefly comprises secure communal entrance door and communal areas, private entrance door, entrance hall with useful storage, living room providing ample room for both seating and occasional dining, attractively fitted kitchen with integrated appliances, superbly fitted shower room and a good size double bedroom with a fitted wardrobes. Viewing recommended.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

SECOND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.

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Important Information

EPC Rating

- Council Tax Band: B
 - Tenure: Leasehold
 - Years Remaining on the Lease : 106 Years
 - Annual Ground Rent: £450
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- Annual Service Charge: £2560.76

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