



## 5 The Woodlands Woodlands Road, Heaton Mersey, Stockport, SK4

Guide Price £260,000

- First Class Independent Retirement Living
- Fully Integrated Kitchen with Quartz Work Surfaces
- Communal Restaurant, Coffee Lounge, Hairdresser and more...
- Owners Accepted from 55 Years and Over
- Amazing Position with Views Over the Communal Gardens
- Cats & Dogs Accepted subject to Pet Policy
- One Double Bedroom Deluxe Ground Floor Apartment
- 24/7 On-Site Support Team and Call System.

# 5 The Woodlands Woodlands Road, Stockport SK4 3BN

One Bed Deluxe Ground Floor Apartment. Views over Delightful Communal Gardens with Patio. Independent Retirement Living. Fully Fitted Kitchen with Integrated Appliances and Quartz work Surfaces. Shower Room with Anti-Slip Flooring. Double bedroom with Built in Wardrobe. First Class Communal Services Inc Restaurant, Coffee Room, Activity Studio and more.



Council Tax Band: C



Joules are delighted to bring to the market this ground floor one bedroom deluxe apartment - position in my opinion - in one of the best locations within the development overlooking the stunning communal garden.

The Woodlands is an attractive retirement development of 63 similar apartments over four floors with first class communal areas and gardens. Giving 'High-end hotel' vibes. Strictly for people over 55 wishing for independent retirement living.

Flat 5 briefly comprises: Private entrance hall, open plan living/dining room with French doors opening on to the patio area and communal garden. Fully fitted kitchen with a range of Zanussi integrated appliances and Silestone quartz worktops, double bedroom with fitted double wardrobe and shower room with contemporary suite and anti-slip flooring.

#### Private Entrance

Entrance hall with entry phone system. doors to lounge, double bedroom and shower room.

#### Utility/Store Room

6'8" x 4'4"

Handy good sized storage space with coat rack. plumbed and access for an automatic washing machine

#### Living/Dining Room

22'6" x 11'2"

Maximum measurements.

Spacious open plan room with double glazed French doors opening onto the patio area and with views over the communal gardens. two further double glazed windows to the side elevation, Feature fireplace housing pebble effect electric fire. wall mounted electric heater. Door to kitchen

#### Kitchen

9'9" x 7'9"

Maximum measurements.

Modern attractively fitted kitchen with a good range of units comprising: Inset stainless steel sink unit with mixer tap, cupboards below, further base, drawer and eye level units. Silestone quartz work surfaces and upstands. Built in Zanussi electric fan assisted oven with microwave over. electric hob with glass splashback and cooker hood over.. Integrated fridge/freezer and slimline dishwasher. Double glazed window overlooking the communal garden. under unit display lighting. Tiled floor

#### Shower Room

Wet room with anti-slip flooring and fully tiled walls. Walk in shower with screen and drying area housing Aqualisa shower. Low level WC and pedestal wash hand basin with mixer tap. Mirror fronted bathroom cabinet. Chrome heated towel radiator.

#### Double Bedroom

14'5" x 11'2"

Maximum measurements.

Double bedroom with double glazed window overlooking the communal garden. wall mounted electric heater. Double wardrobe with clothes hanging rail and shelf above.

#### Outside

Directly abutting the French doors is a paved patio for the use of the vendor. Path giving access to the exceptionally well maintained landscaped communal gardens with numerous patio areas and gazebo, well stocked borders offering an abundance of plants, flowers and shrubs surrounding a central lawn

#### Benefits of Living at The Woodlands

24/7 on-site support team (plus optional personal care packages subject to an additional charges)

24 hour call system linked to the on-site team

Audio visual entry system with viewing monitor in each apartments hall

Guest Suite for visiting friends and relative (Additional Charges)

Residue of a 10 year NHBC Guarantee

#### In House Services

Impressive restaurant and coffee lounge

Activity Studio

Hair Salon  
Therapy Suite  
(Additional charges apply)

#### Service and Well Being Charge

Homeowners living at The Woodlands pay a Service and Well being Charge to meet the costs of running the community.

2025 approximate monthly charges are circa £785.35pm (to be confirmed by your legal representative.) This is reviewed annually

Please note, this charge must continue even if the apartment is vacant.

The fees include:

Buildings Insurance

Water Usage

Cleaning and Maintenance of Communal Areas

External Window Cleaning

24 Hour Support. Emergency Call System in each Apartment

External Property Maintenance

Garden Maintenance

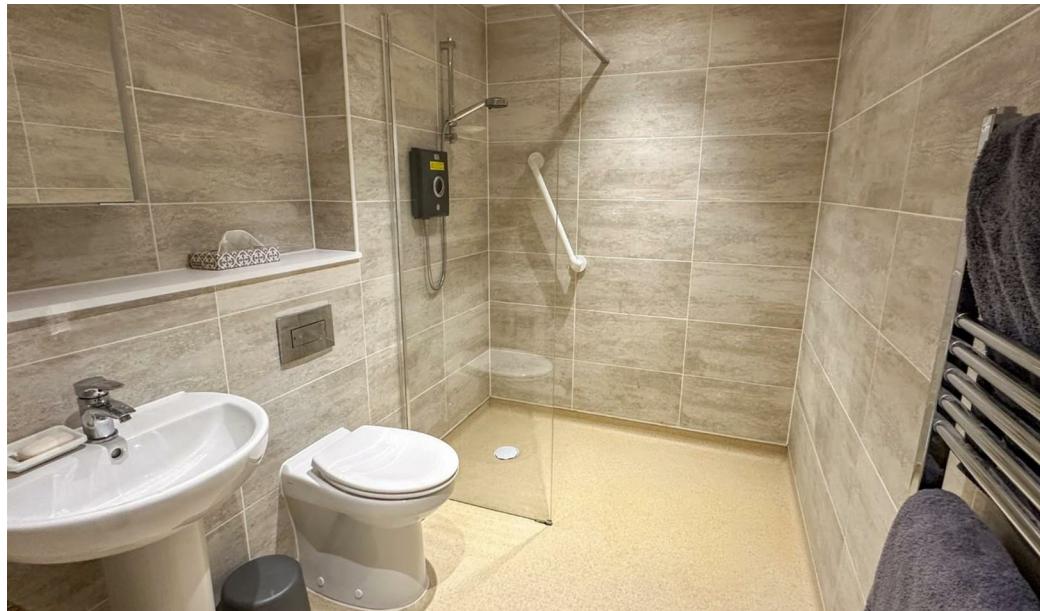
#### Communal Facilities Fee

CFF at The Woodland is a fee payable upon the sale of your apartment/change of occupier to Adlington Retirement Living (to be confirmed by your legal representative)

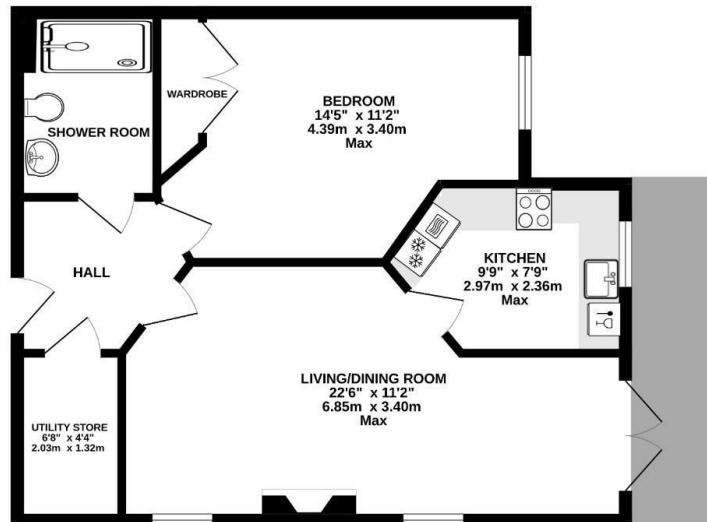
#### Please Note

Adlington Retirement Living require any buyer to attend a Health Assessment, this is part of the purchase procedure and a fee is incurred which is the buyers responsibility

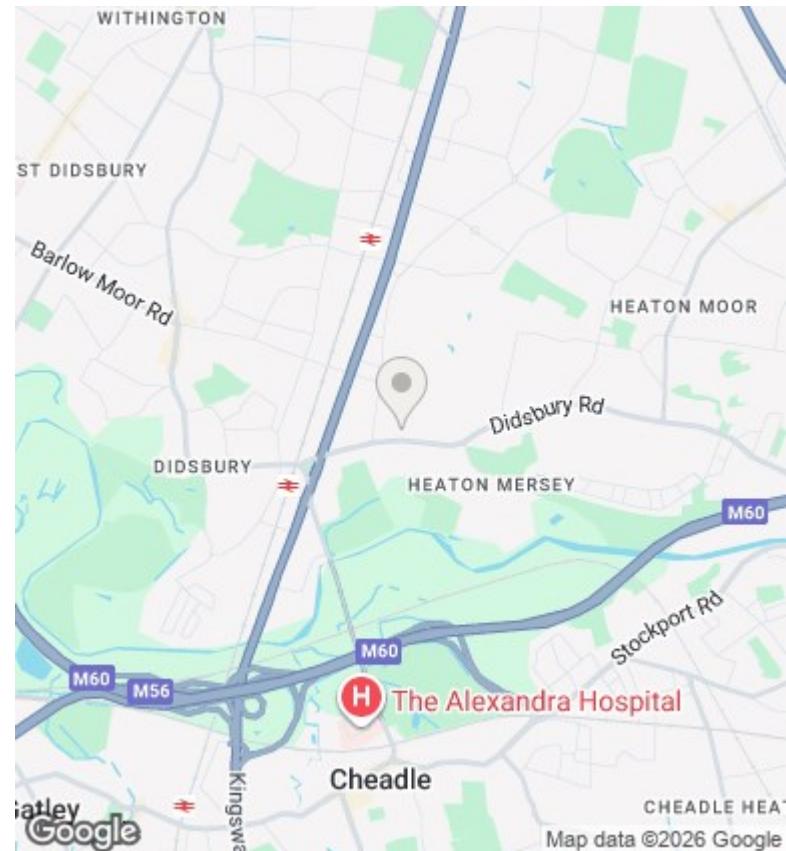




GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.6 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, certain items, measurements of doors, windows, rooms and any other items shown are approximate and are not necessarily to scale for any reason, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown are maximum widths and depths and are not necessarily to scale. No guarantee is given 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	83
(69-80)	C	83
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC