



Penney Brook Fold, | Hazel Grove | SK7 4LU

EDWARD  
**mellor**



## Features

- 2 Bedroom First Floor Apartment
- Beautifully Presented Throughout
- Select Development For Over 55's
- Residents Parking & Communal Gardens
- Attractively Fitted Kitchen & Shower Room

Nestled within delightful lawned gardens on a select development for the over 55's, this beautifully presented 2 bedroom apartment is being offered For Sale with No Onward Chain and simply must be viewed to fully appreciate the lovely

standard of presentation on offer. Penney Brook Fold embraces a friendly community atmosphere among its residents whilst offering independent living and is ideal for those looking to downsize with minimal maintenance. This is an

apartment that is simply ready to move into and features a superbly fitted kitchen and 3 piece shower room and beautifully decorated throughout. Viewing highly recommended.



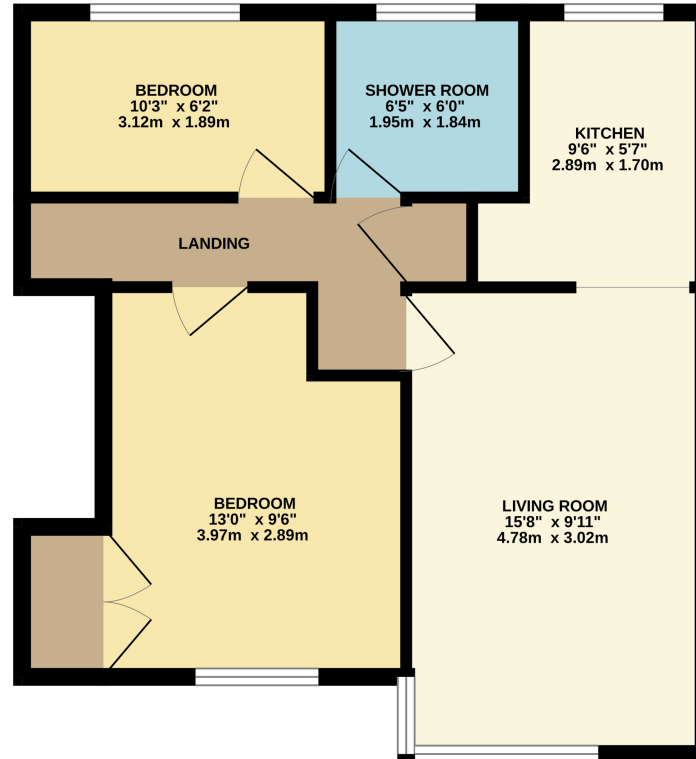
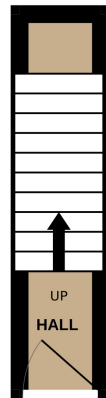
Penney Brook Fold is situated in the heart of Hazel Grove and is within close proximity of local shops and good public transport links. The apartment is positioned on the first floor which affords a high degree of privacy whilst offering elevated views over the pleasant communal grounds. The accommodation on offer briefly comprises : Private entrance with stairs leading to the first floor, landing with useful built in storage cupboard, lovely size living room which provides ample room for both seating and dining, attractively fitted kitchen, 2 bedrooms ( master with built in wardrobes) and a lovely 3 piece shower room. The development also offers residents parking and well tended communal lawned gardens which encourage the opportunity to engage with other residents within the development.

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
34 sq.ft. (3.1 sq.m.) approx.

1ST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 149 Years
- Annual Ground Rent: £25

- Annual Service Charge: £1024

## EPC Rating

182, London Road, SK7 4DQ  
T: 0161 456 6000  
E: [hazelgrove@edwardmellor.co.uk](mailto:hazelgrove@edwardmellor.co.uk)

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