



Asking Price  
£180,000

SALES AND LETTINGS

## Apartment 32, Calico Court, Chapel Street, Glossop, SK13 8BA



- Highly desirable central Glossop location
- Well-presented retirement apartment
- Juliet balcony
- Far-reaching town and countryside views
- Modern fitted kitchen with integrated appliances
- Generous double bedroom with built-in wardrobes
- Contemporary shower room
- Useful laundry / storage room
- Lift access
- Ideal for low-maintenance retirement living

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## MAIN DESCRIPTION

### \*\*\*CHAIN FREE\*\*\*

Stepping Stones are delighted to present this well-maintained retirement apartment, ideally located in the heart of Glossop, within easy reach of local shops, amenities, transport links, and scenic surroundings. The property enjoys elevated positions with far-reaching town and countryside views and is presented in very good order throughout.

The accommodation briefly comprises an entrance hallway with a useful storage cupboard, leading into a bright and spacious lounge with dual aspect windows and a Juliet balcony, providing excellent natural light and attractive views. The fitted kitchen offers a range of units and integrated appliances, complemented by a window with open outlook.

The double bedroom features built-in mirrored wardrobes and countryside views. There is a useful laundry/storage room with plumbing for a washing machine, and a modern shower room fitted with a contemporary three-piece suite.

Externally there is one allocated parking space within the gated residents parking.

This appealing retirement home offers comfortable, low-maintenance living in a highly convenient central location and should be viewed to be fully appreciated.

At Calico Court, Glossop, residents enjoy thoughtfully designed communal spaces that foster both comfort and community. The bright and welcoming lounge provides a relaxed setting to socialize and connect with neighbours, while the terrace and landscaped gardens offer peaceful outdoor spaces for fresh air and quiet reflection. Guests are warmly accommodated in the onsite guest suite, and practical facilities include a scooter and bike store with charging points, as well as lifts and spacious corridors for easy, stress-free access throughout the building. Every area is crafted to support independent living while encouraging a vibrant, friendly community.



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## ENTRANCE HALLWAY

External door opening into the entrance hallway with a useful meter point cupboard housing the consumer unit. Internal doors provide access to the accommodation.



## LAUNDRY/STORAGE ROOM

5' 2" x 5' 2" (1.57m x 1.57m) Useful laundry and storage room with plumbing for an automatic washing machine and ceiling light point.



## LOUNGE

19' 0" x 10' 5" (5.79m x 3.18m) A generous sized lounge benefiting from a dual aspect, including a side elevation window and Juliet balcony with patio doors, offering far-reaching countryside and town views. Features include two ceiling light points, an electric fire with surround, and a wall-mounted electric heater. Internal door to the kitchen.



## KITCHEN

6' 7" x 7' 5" (2.01m x 2.26m) Fitted with a range of high- and low-level units with contrasting work surfaces and splashbacks. Under-cabinet lighting, electric hob with extractor fan, integrated electric oven, tall fridge/freezer, slimline dishwasher, and stainless-steel sink with drainer and mixer tap. Window with fantastic views. Ceiling light point and extractor fan.



## BEDROOM

9' 0" x 13' 4" (2.74m x 4.06m) A good-sized double bedroom with window enjoying countryside views. Built-in double mirrored wardrobe, wall-mounted electric heater, and ceiling light point.



## SHOWER ROOM

6' 7" x 5' 2" (2.01m x 1.57m) Modern three-piece suite comprising a wash hand basin set in a vanity cabinet, WC, and double shower cubicle. Features include splashback tiling, ceiling light point, extractor fan, wall-mounted heater, and chrome heated towel rail.



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## DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £425.00

Leasehold Term - 999 years from 2017

Service Charge - £242.00 per month

Annual Service Charge Review Period - Annually

EPC Rate - B

Council Tax Band Rating - A

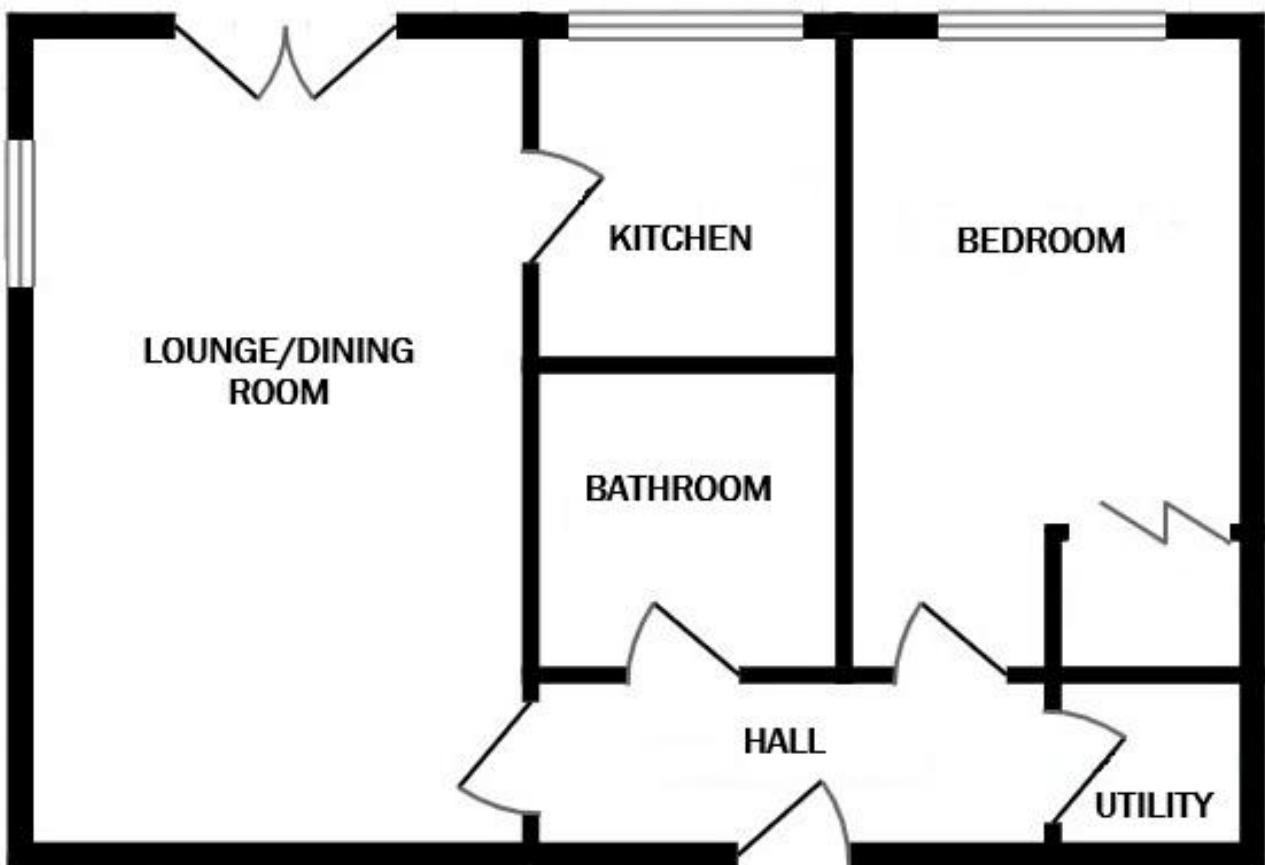
Council - High Peak Borough Council



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