JOULES
Estate Agents







5 The Woodlands, Heaton Mersey, Stockport, SK4 3BN

Offers In The Region Of £230,000

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

450 Didsbury Road, Stockport, Cheshire, SK4 3BS
0161 432 0432

sales@joulesestateagents.com
https://www.joulesestateagents.com/

5 The Woodlands, Stockport SK4 3BN

NO VENDOR CHAIN. One Bed Deluxe Ground Floor Apartment. Views over Delightful Communal Gardens with Own Patio to Sit Out On. 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.

1 1 1 B

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 steek 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











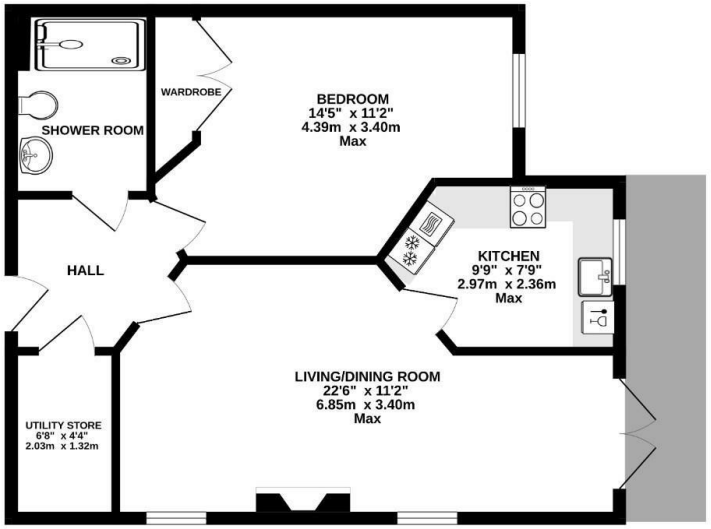

Apartments 4 to 7
Activities Studio
Apartments 1 to 3, 8 to 14
Coffee Lounge
General Manager
Hairdressing Salon
Homeowners' Lounge
Management Team
Mobility Scooter Store
Restaurant
Therapy Suite
WCs



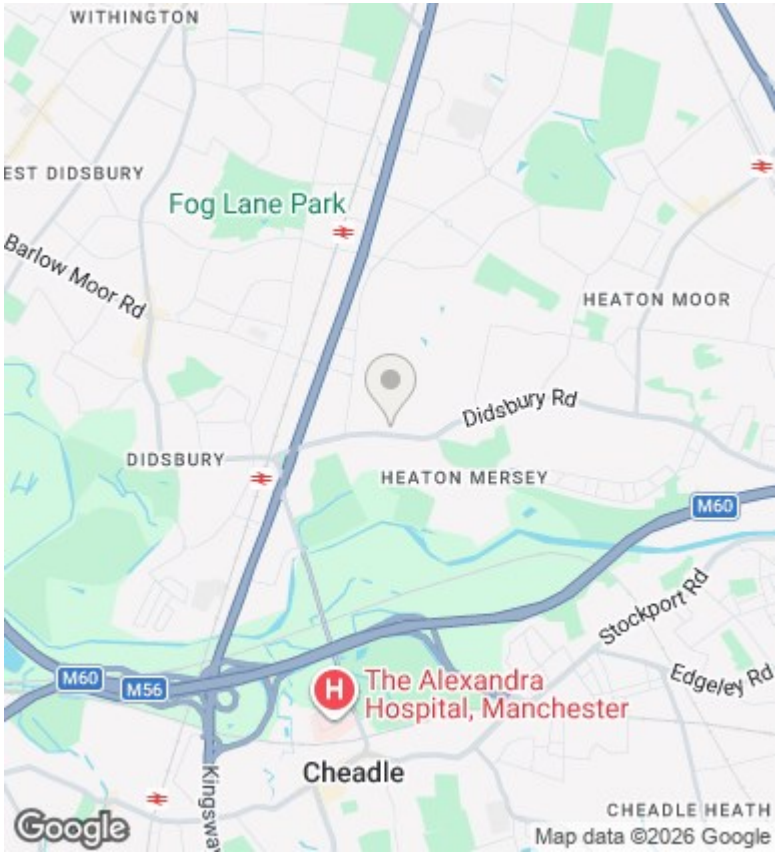




GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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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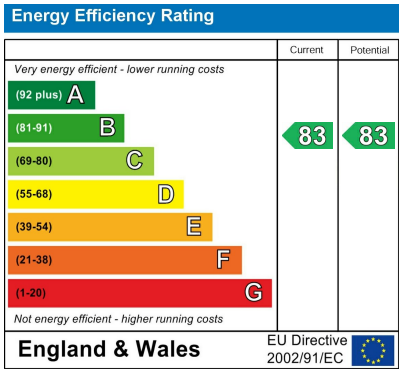
Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

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