



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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

Grove Court, Chapel Street, Hazel Grove, Stockport SK7 4HT

Guide Price **£69,950**

One bed ground floor retirement apartment (over 60's) in this ever popular McCarthy & Stone built development at the heart of the village centre. Affords excellent communal facilities in a very central location. House manager, 24 hr care-call line, communal lounge and laundry, guest suite, communal gardens and car parking. The easily managed and well maintained accommodation briefly comprises: hall, storage cupboard, living room, kitchen, double bedroom (fitted) and bathroom/wc with electric shower. **Immediate vacant possession is available with no onward chain.**

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

SUMMARY:

One bed ground floor retirement apartment (over 60's) in this ever popular McCarthy & Stone built development at the heart of the village centre. Affords excellent communal facilities in a very central location. House manager, 24 hr care-call line, communal lounge and laundry, guest suite, communal gardens and car parking. The easily managed and well maintained accommodation briefly comprises: hall, storage cupboard, living room, kitchen, double bedroom (fitted) and bathroom/wc with electric shower. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR**COMMUNAL ENTRANCE LOBBY AND HALL**

Security entryphone system, communal lounge with kitchenette, laundry/utility room, house manager's office, washroom/wc. Guest bedroom with en-suite to first floor. Lift and staircases to all floors.

PRIVATE ENTRANCE HALL

2.69m x 0.91m (8'10" x 3'0") max. Entryphone receiver and 24 hour 'care call' intercom, cornice, HWC/storage cupboard, electricity meter and fuse box.

LIVING ROOM

5.13m x 3.2m (16'10" x 10'6") max. Double glazed window and door to communal front garden, Regency styled fire surround with electric log effect fire, slimline electric storage heater, cornice, wall light pints, archway to kitchen, 'care call' pull cord.

KITCHEN

2.21m x 1.65m (7'3" x 5'5") max. Range of fitted base and wall cabinets incorporating stainless steel sink unit, illuminated work surfaces with tiled wall backs, integral cooker of electric oven/grill and hob with extractor hood over, cornice.

BEDROOM

4.27m x 2.69m (14'0" x 8'10") max. Fitted wardrobes, dresser, cupboards, bedhead and bedside cabinets, slimline electric storage heater, cornice, double glazed window, reading lights, 'care call' pull cord.

BATHROOM

2.06m x 1.68m (6'9" x 5'6") max. Panelled bath with electric shower over, vanity unit wash hand basin with cupboard below and illuminated mirror above, low level wc, cornice, extractor fan, chrome towel warmer/radiator, electric warm air heater.

OUTSIDE:**TENURE:**

We have been advised by the present owner that the property is Long Leasehold residue of 99 years subject to an annual ground rent of £442.94. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is B. All enquiries to Stockport Metropolitan Borough Council

SERVICE CHARGE:

We have been advised that the service charge is approx. £254.83 per month covering the buildings block insurance, water, house manager, 24 hour care-call line, gardening, cleaning and maintenance of common parts and window cleaning.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is C. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING TIMES:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm