



43 Smithy Croft
Heald Green SK8 3PT
Asking Price £119,500



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Situated very close to Heald Green Village and on a bus route this apartment which is situated on the Second Floor was built in 2016 by Your Housing Group. It offers: Entrance Hall, Lounge opening into a fitted Kitchen, Two Bedrooms and En-Suite Shower Room/WC.

The superb development offers retirement living where one can enjoy an independent lifestyle. The apartment is literally only a few strides from the lift. Within the development is an in house café/restaurant, hairdressing facilities and other activities.

The service charge is £awaiting information be per week, includes electric, gas, gardening, window cleaning, ground rent, buildings insurance, lift maintenance, repairs/redecoration of all communal areas. The rent for 50% Ownership is £Awaiting information PCM. If a buyer wishes to purchase up to a maximum of 75%, this can be undertaken once they have moved into the property. If 75% owned, there will be no ongoing rental payment.

- 50% Equity
- Gas Central Heating
- PVCU Double Glazing
- Top Floor Apartment
- Two Bedrooms
- Resident's Lounge and Bistro
- Communal Car Parking

Entrance Hall
11'3" x 8'9"
Storage Cupboard
Intercom System, Pull Cord

Lounge
15'8" x 10'8"
Picture Window
Open to:

Kitchen
10'8" x 7'4"
Fitted United and Work surfaces, Inset Electric Ceramic Hob, Electric Oven/Grill, Space for Fridge Freezer and Space/Plumbing for Washing Machine

Bedroom One
14'7" x 9'8"
Picture Window
Door to Bathroom.

Bedroom Two
11'4" x 8'2"

Bathroom/WC
7' x 6'4"
Jack and Jill doors - one from Bedroom One and one from Hallway
Tiled Walls
White Suite

Outside
Gardens and communal car parking

Leasehold Information
113 Years Remaining of a 125 Year Lease.



Tenure: Leasehold
Council Tax: SMBC C



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498