



18 Penney Brook Fold, Hazel Grove, Stockport, SK7 4LU

Offers Over £125,000

- First Floor Two Double Bedroom Apartment
- Quality LVT Flooring
- Well Presented - Strictly for Over 55's
- Lounge with Feature Fireplace
- Recently Installed Kitchen and Shower Room
- Pleasant Communal Gardens & Parking

18 Penney Brook Fold, Stockport SK7 4LU

Well Presented First Floor Apartment. Select Development for Over 55's. Two Double Bedrooms. Recently Installed Kitchen and Shower Room. LVT Flooring. Access to Loft Space for Extra Storage. Delightful Communal Gardens. Private Residents and Visitors Parking. Friendly Community with Independent Living. Convenient Location with Access to Hazel Grove centre with all its Shops and Amenities.
Must Be Viewed !



Council Tax Band: A



Joules are pleased to bring to the market this delightfully well presented two bedroom first floor flat set within professionally maintained communal gardens. Over the last year and a half the current owners have refurbished the flat to provide the quality of finish for any discerning buyer; Enjoying a recently installed kitchen and shower room, decorated throughout and LVT flooring.

Penney Brook Fold enjoys a friendly community atmosphere while promoting independent living for over 55's, and is located in a convenient setting with easy access to Hazel Grove centre and its many and varied amenities.

The apartment briefly comprises: Private entrance, stairs up to the first floor, lounge with window overlooking the front garden, recently refitted kitchen with a range of units and integrated hob, fridge/freezer and automatic washing machine, there are two double bedrooms and a shower room. As an added bonus there is use of a loft space for extra storage.

The development is set within the aforementioned well kept communal lawned gardens with an abundance of plants, flowers, shrubs and trees to borders; there is also private residential parking with visitor spaces.

Early viewings are strongly recommended to fully appreciate what this charming apartment has to offer.

Entrance

Attractive canopied entrance. PVC entrance door to hallway with LVT flooring, chrome banister rail with stairs to first floor landing

Landing

LVT flooring, doors with skylights over to lounge, both bedrooms, and shower room.

Creda wall mounted heater

Loft hatch with pull down ladder giving access to a partly boarded loft providing extra storage space.

Door to handy storage cupboard housing boiler with storage below

Lounge

12'9" x 10'6"

Well presented and tastefully decorated room with LVT flooring, double glazed window with shutters overlooking the front communal grounds. Feature fireplace housing living flame effect electric fire. Wall heater, door to kitchen with skylight over

Kitchen

9'5" x 5'5"

Recently refitted quality kitchen from Howdens with navy blue fronts and gold coloured fittings comprising: White single drainer sink unit with gold coloured mixer tap, cupboards below, further, base, drawer and eye level units. Built in four ring electric hob with glass splashback and stainless steel cooker hood over. Integrated fridge/freezer and automatic washing machine. Attractive worksurface with matching splashbacks. Handy recess providing further storage shelving and currently housing a tumble drier (not included in sale). Double glazed window overlooking the rear garden. LVT flooring continued from the lounge

Bedroom One

12'9" x 9'3"

Double bedroom with double glazed window with shutters overlooking the front communal grounds. Tastefully decorated room with recently fitted carpet. Fitted bedroom furniture comprising two double wardrobes and chest of drawers vanity units. Wall heater

Bedroom Two

10'11" x 6'2"

Double glazed window overlooking the rear garden, wall heater

Shower Room

Recently refitted shower room with contemporary style suite in white with black fittings. Fully panelled splashback walls in a tiled herringbone effect. Large walk in shower cubicle with black shower and glass screen, inglenook shelf area, vanity wash hand basin with black mixer tap and black cupboard below, low level WC. Black heated towel radiator, double glazed window with obscure glass to the rear elevation, panelled ceiling with downlights

Externally

Professionally maintained communal lawned gardens with well stocked borders housing numerous plants, flowers, shrubs and trees.

Private residents carpark with visitor spaces.

Important Information

Tenure: Leasehold with 58 years remaining

Service Charge : £1,142.96 per annum

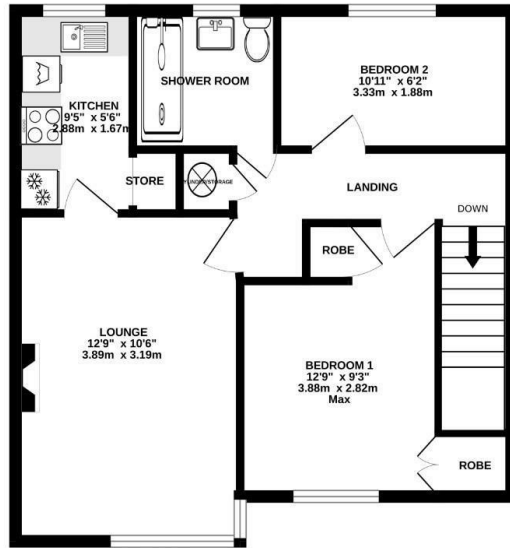
Buildings Insurance : £101.19 per annum

Council Tax : Band A





GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 543 sq ft. (50.4 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is made as to their condition or efficiency at the time of writing.
Drawn with: HETEROGEN 12/2018

Directions

IMPORTANT NOTICE: Joules Estate Agents, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Joules Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	81
EU Directive 2002/91/EC		
England & Wales		