

18 Oakford Court, Hadfield, Glossop, Derbyshire, SK13 2AB



- CHAIN FREE
- First Floor Apartment with Lovely Aspect
- Over 55s capable of independent living
- 2 Double Bedrooms
- 1 En-Suite and an Additional Bathroom
- Spacious Hallway with Storage
- Open Plan Lounge/Diner
- Use of Communal Lounge, Laundry & Guest Room
- Use of Parking Bays
- Close to Hadfield Railway Station

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MAIN DESCRIPTION

OVER 55s FIRST FLOOR APARTMENT

Stepping Stones are delighted to offer for sale this spacious first floor apartment situated within this unique development of 27 apartments, specifically designed for home owners over 55 capable of independent living.

This much sought-after development is situated in the popular village of Hadfield, just outside its larger neighbouring town of Glossop, and benefits from host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. Hadfield is surrounded by stunning countryside, and Longdendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

The property enjoys the use of shared communal facilities within the development including: a very spacious communal lounge with kitchen to entertain guests, use of an overnight guest room at a reasonable rate, fully equipped laundry room, lift and stair access to the first floor, carpark and communal garden.

The accommodation within the apartment comprises: Entrance Hallway with storage cupboard, Lounge, Kitchen, Spacious Double Bedroom with Ensuite, Second bedroom and Bathroom.

Externally there is a private allocated parking bay and use of the communal gardens.

Viewing is highly recommended. There is a no pet policy within the development and residents need to be able to live independently.



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COMMUNAL ENTRANCE

Security Entrance door to communal hallway with lift and stair access and access to main communal lounge.

PRIVATE ENTRANCE HALLWAY

A spacious entrance hallway with ceiling spotlights, wall mounted heater, internal doors to accommodation and generous storage cupboard.

STORAGE CUPBOARD

6' 3" x 3' 6" (1.91m x 1.07m) Storage cupboard with ceiling light point, consumer unit and boiler.

MAIN BEDROOM

15' 16" x 8' 84" (4.98m x 4.57m) A large double bedroom with uPVC double glazed window to front elevation with far reaching countryside views, ceiling light point, wall mounted electric heater, internal door leading to ensuite.

ENSUITE

6' 96" x 5' 89" (4.27m x 3.78m) A three-piece suite comprising shower unit, low level WC, pedestal sink unit, chrome wall mounted towel rail, uPVC double glazed window to the side elevation.

BEDROOM TWO

12' 2" x 6' 8" (3.71m x 2.03m) uPVC double glazed window to front elevation with far reaching countryside views, ceiling light point, wall mounted heater.

BATHROOM

6' 96" x 6' 52" (4.27m x 3.15m) A three-piece suite with shower over bath, low level WC, pedestal sink unit, spotlights to ceiling, extractor fan, chrome wall mounted towel rail, spotlights to ceiling. splashback tiling.



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LOUNGE

15' 8" x 10' 5" (4.78m x 3.18m) uPVC double glazed window to front elevation with far reaching countryside views, two ceiling light points, wall mounted heater, electric fire with fire surround.

KITCHEN

9' 5" x 6' 2" (2.87m x 1.88m) A range of high and low fitted kitchen units with contrasting work surfaces and splashback tiling, integrated electric oven and four ring electric hob with over hob extractor fan, stainless steel sink and drainer unit with mixer tap, integrated tall fridge freezer, ceiling light point, integrated dishwasher.

EXTERNALLY

There is a private allocated parking bay and use of the communal gardens.

COMMUNAL FACILITIES

Communal Lounge with kitchen, Laundry Room, Gardens, Guest Accommodation at cost.

DISCLAIMER

The vendor has advised the following:

Property Tenure is Leasehold

Annual Ground Rent - £275

Leasehold Term -

Service Charge - £2984.92 per year (Payable half yearly - £1492.46)

Annual Service Charge Review Period

Council Tax Band - C

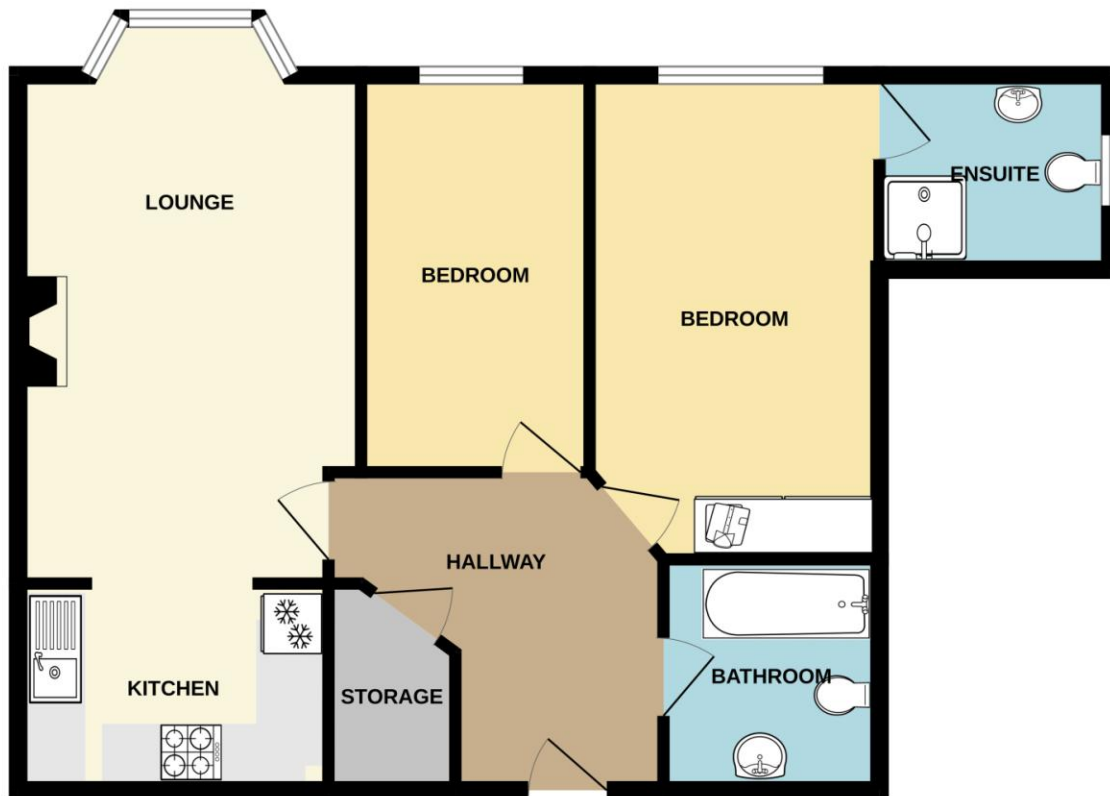
EPC Rate – C

Over 55s capable of independent living and ability to evacuate the building unassisted in an emergency



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GROUND FLOOR



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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Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.