



**jordan fishwick**

NORTH ROAD GLOSSOP SK13 7AQ

**£175,000**

## NORTH ROAD GLOSSOP SK13 7AQ

A well presented first floor retirement apartment, located at the rear of the building overlooking the gardens with a Juliet balcony, part of this McCarthy & Stone development just 1/4 of a mile from the town centre and comprising an entrance hall, living room, fitted kitchen, bedroom and shower room. House manager and 24hr Careline, residents lounge, kitchen and laundry room, lovely gardens and parking. No Onward Chain. Energy Rating B

### GROUND FLOOR

#### Main Reception and Residents Lounge

Secure access with a tv camera at the main entrance allowing residents to view any visitors before letting them in. Residents are also able to talk to any visitors on the intercom system and unlock the main door from their apartment.

The residents lounge is at the front of the building, has a kitchen area and all residents also have the use of a laundry room and a lift to all floors.

### FIRST FLOOR

#### Private Entrance Hall

Built-in cloaks cupboard and doors leading off to:

#### Living Room

11'8 x 11'2 plus 7'8 x 7'4

Electric coal effect fire and stone effect fire surround, tv aerial and telephone points, Creda electric heater, pvc double glazed patio doors and Juliet balcony overlooking the garden, glazed doors to:

#### Kitchen

7'4 x 7'0

A range of fitted kitchen units including base cupboards and drawers, work tops with an inset single drainer stainless steel sink unit, electric oven and ceramic hob, filter hood over, matching wall cupboards, fridge and freezer, Creda electric heater and pvc double glazed window.

#### Bedroom

13'9 x 8'8

Pvc double glazed window, Creda electric heater, fitted wardrobe with folding mirror doors and tv aerial point.

#### Shower Room

A walk-in shower, wash hand basin with vanity cupboard, close coupled wc, Creda electric heater and extractor fan.

### OUTSIDE

### Communal Gardens & Parking

#### Note:

Please note this property is only available for the over 60s (single occupancy) or 55 (dual occupancy if accompanied by an over 60).

A service charge is applicable and details are available on request.

#### Specification details:

- All rooms are linked to Careline
- Lift to all floors
- Intruder Alarm
- Fire detection Equipment
- Resident House Manager
- Guest suite for visitors

Our Ref Cms/cms/0309/26



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements, dimensions, fixtures, fittings and specifications are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency at the time of writing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(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	