

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**12 Willow Court,**  
**Gatley, SK8 4BG**



**£165,000**

**Over 65's Apartment**  
**Ground Floor**  
**Overlooking Gardens**  
**Two Bedrooms**  
**Modern Kitchen**  
**Corner Shower**

Callaghans Estate Agents  
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Callaghans are pleased to offer for sale this attractive and well-presented, ground floor, two-bedroom retirement apartment, with direct access to the communal garden. Willow court offers a prime position close to Gatley Village, transport links, and the scenic Gatley Carrs, this spacious residence offers a perfect blend of comfort, convenience, and community.

Willow Court is an esteemed retirement development, renowned for its well-maintained facilities and supportive environment. Residents benefit from an on-site manager, a private communal lounge, Laundry, a dedicated car park, a convenient lift serving all floors, and beautifully kept communal gardens.

Located on the ground floor, the apartment overlooks the manicured gardens, with its own patio outside at your doorstep. You enter the property via a generous hallway which features two useful storage cupboards. The accommodation includes a large, bright lounge with ample space for both relaxation and dining, offering pleasant views over the gardens. This leads to a separate, cream gloss fitted kitchen. The property boasts two double bedrooms, providing plenty of room for residents and guests, and is completed by a well-appointed bathroom with corner shower cubicle.

Externally, the home is set within private and tranquil communal gardens, featuring a charming seating area and a meandering stream, creating a peaceful and picturesque setting for residents to enjoy.

This apartment represents a wonderful opportunity for a comfortable and secure retirement lifestyle in a highly sought-after location. To find out more, contact Callaghans today to arrange a viewing.

**Lounge** 17' 2" x 11' 3" (5.24m x 3.44m)

**Kitchen** 7' 0" x 7' 3" (2.14m x 2.22m)

**Bathroom** 5' 6" x 6' 7" (1.68m x 2m)

**Bedroom One** 7' 11" x 15' 11" (2.42m x 4.84m)

**Bedroom Two** 8' 11" x 15' 11" (2.73m x 4.84m)

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GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.2 sq.m.) approx.  
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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