

23 Oakford Court Apartments, Hadfield, Glossop, SK13 2AB



- OVER 55's Apartment
- First Floor with Lovely Aspect
- Two Bedrooms
- Spacious Hallway with Storage
- Open Plan Lounge/Diner
- Juliet Balcony with Patio Doors
- use of Communal Lounge
- View of Cricket Ground & Gardens
- Allocated Parking Space
- NO VENDOR CHAIN

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MAIN DESCRIPTION

*****OVER 55's FIRST FLOOR APARTMENT / NO VENDOR CHAIN***Community Fees paid to January 2025**

Stepping Stones are delighted to offer for sale this immaculately presented first floor apartment situated within this unique development of 27 apartments, specifically designed for home owners over the age of 55 years.

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 with Juliet Balcony, Kitchen, Spacious Double Bedroom and single room and wet room.

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

Viewing is highly recommended.



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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' 6" x 4' 0" (1.98m x 1.22m)

Storage cupboard with ceiling light point, consumer unit and boiler.

MAIN BEDROOM 15' 5" x 9' 3" (4.7m x 2.82m)

A generous double bedroom with uPVC double glazed window to the rear elevation with open aspect, TV aerial point, wall mounted electric radiator, ceiling light point, fitted wardrobes.

BEDROOM TWO 12' 8" x 7' 2" (3.86m x 2.18m)

A generous single bedroom with uPVC double glazed window to the rear elevation with open aspect, wall mounted heater, ceiling light point.

BATHROOM 7' 2" x 6' 8" (2.18m x 2.03m)

A wet room style bathroom with low-level WC, wall hung sink unit and floor to ceiling splashback tiling, extraction fan, ceiling spotlights, wall mounted heated towel rail, shaving point.

KITCHEN 9' 9" x 6' 6" (2.97m x 1.98m)

A range of high and low fitted kitchen units with contrasting work services and splashback tiling, under cupboard lighting, integrated electric oven and four ring electric hob with over hob extractor fan, integrated dishwasher, stainless steel sink and drainer unit with mixer tap, integrated tall fridge freezer.

LOUNGE/DINER 16' 4" x 8' 1" (4.98m x 2.46m)

A lovely open plan lounge diner with uPVC double glazed patio doors with Juliet balcony to the rear elevation with open aspect, TV aerial point, 2 x ceiling light points, wall mounted heater, door entry phone.

EXTERNAL

Use of communal gardens.



Tenure - Leasehold
Annual Ground Rent - £275.00
Annual Service Charge - £2,373.00
Council Tax Band - C
EPC Rate - C



TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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