

**Apartment 45, Ladybower Court, Glossop, SK13 7AQ**



- NO VENDOR CHAIN
- Entrance Hallway
- One Bedroom Apartment
- Spacious Lounge with Juliet Balcony
- Far Reaching Countryside Views
- Central Glossop Location
- Close to Glossop Railway Station
- Onsite Communal Facilities
- Well Maintained Gardens
- Guest Room Available Onsite

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## MAIN DESCRIPTION

**CHAIN FREE - Residents must be 60+ (or 60+ with a partner 55+).**

This well-presented second-floor retirement apartment occupies a prime position in central Glossop, offering easy access to local shops, amenities, cafés, and the nearby railway station. Tastefully decorated and very well maintained, the property also benefits from a recently installed shower room.

The internal accommodation briefly comprises: Entrance Hallway with excellent storage, Lounge/Diner, Kitchen, Main Bedroom with fitted wardrobes, and a newly fitted Shower Room.

Residents benefit from reassuring safety features including a 24-hour Appello emergency call system, secure door entry and intercom, fire safety measures, Lift and an on-site House Manager for support.

Designed for comfortable and secure living, the development provides a peaceful environment while keeping everything you need within easy reach. With lovely open views, practical accommodation, and excellent transport links, this apartment is an ideal choice for those seeking a relaxed, low-maintenance home in a highly desirable location.

Residents also enjoy well-maintained communal facilities including a lounge, laundry room, attractive gardens, parking, and a guest suite bookable via the on-site manager.

Glossop is a thriving market town on the edge of the Peak District National Park, combining rich heritage with beautiful natural surroundings. It offers a wide range of amenities including independent shops, cafés, restaurants, supermarkets, and excellent transport connections. Regular direct trains run to Manchester Piccadilly, and the town provides easy access to the M67 and wider regional routes.

Whether for its character, convenience, or countryside, Glossop offers an exceptional quality of life in a scenic and well-serviced setting.



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## HALLWAY

A welcoming hallway with ceiling light point and internal doors leading to the accommodation.

## STORAGE CUPBOARD

5' 9" x 3' 0" (1.75m x 0.91m) Useful internal storage cupboard housing the consumer unit and electric meters with a ceiling light point.

## LOUNGE

18' 6" x 10' 4" (5.64m x 3.15m) A spacious lounge with uPVC double doors opening to a Juliet balcony, providing impressive open countryside views. The room benefits from two ceiling light points, a wall-mounted radiator and internal timber glazed doors leading through to the kitchen.

## KITCHEN

7' 2" x 6' 7" (2.18m x 2.01m) Fitted with a range of high and low-level units with contrasting work surfaces, a stainless steel sink with draining board, eye-level electric oven and grill and four ring electric hob with overhead extractor fan. There is space for an undercounter fridge and separate freezer, ceiling light point and a uPVC double-glazed window to the front elevation offering further countryside views.

## BEDROOM

13' 2" x 8' 7" (4.01m x 2.62m) A well-proportioned double bedroom featuring a uPVC double-glazed window to the front elevation with beautiful far-reaching countryside views. Includes a ceiling light point, wall-mounted radiator and built-in wardrobe storage.

## BATHROOM

6' 4" x 5' 1" (1.93m x 1.55m) A newly fitted modern three-piece suite comprising a low-level WC, vanity unit with sink and a walk-in shower enclosure. Finished with floor-to-ceiling splashback tiling, ceiling light point and extractor fan.



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## EXTERNALLY

The development benefits from a choice of communal outdoor spaces, offering peaceful spots to sit, unwind, and enjoy the fresh air and surroundings. Residents parking is also available.

## DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £396

Leasehold Term - 125 years, 105 years remaining

Service Charge - £3000

Annual Service Charge Review Period - Reviewed every 6 months

EPC Rate - Awaiting

Council Tax Band Rating - B

Council - High Peak Borough Council



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