Flat 10, Hollybank Court
Woodley, SK6 1BF
£46,000

- Modern First Floor Apartment
- Highly Desirable Location
- Shared Ownership Scheme
- Immaculate Presentation
- Open Plan Lounge/Kitchen
- Two Bedrooms
- Communal Gardens & Parking
- No Upward Chain
Don't miss out on this modern two bedroom apartment in a highly desirable location for only £46,000! A modern second floor apartment set in private location within sought after area close to local amenities in Woodley, Health Centre, recreational space and transport links including the train station and M60 motorway. Offering immaculate well proportioned accommodation comprising entrance hall, open plan lounge/kitchen, two bedrooms and bathroom. Gas central heating and double glazed throughout. The property benefits from security intercom, extensive well maintained communal gardens and allocated parking. Offered for sale on a superb shared ownership scheme. Price represents a 40% share with an affordable rent/service charge payable of £371.28 per month. Opportunity to buy further shares and own the apartment outright. No upward chain.

Communal Entrance
Accessed via security intercom. Well maintained communal areas with stairs leading to first and second floors.

Entrance Hall
Wood effect laminate flooring, radiator and useful storage cupboard.

Open Plan Lounge/Kitchen 23' 6" x 10' 8"
(7.17m x 3.26m)
French doors overlooking the communal gardens with modern glass Juliet balcony. Two radiators, double glazed window to side elevation and wood effect flooring.

Kitchen Area
Fitted with matching range of modern wall cupboards, base units and drawers. Work surface housing one and a half bowl stainless steel sink unit and drainer with tiled splashbacks. Fitted oven, four ring gas hob with canopy stainless steel extractor fan and space for washing machine and fridge/freezer.

Bedroom One 12' 10" x 8' 4" (3.92m x 2.54m)
Good size double bedroom with double glazed window to rear elevation, radiator and wood effect flooring.

Bedroom Two 12' 10" x 6' 7" (3.91m x 2m)
Double glazed window to rear elevation, radiator and wood effect flooring.
**Bathroom**
Fitted with modern white suite comprising low level WC, pedestal wash hand basin and bath with shower. Tiled splashbacks, radiator and extractor fan.

**External**
The property benefits from well maintained extensive communal gardens which are securely locked. Allocated parking and ample visitors spaces.
Tenure: We have been advised by the vendor that the property is leasehold (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.