



Apartment 26, Woodgrove Court, Peter Street,
Hazel Grove, Stockport SK7 4GD

Attractive one bed GROUND FLOOR retirement apartment in this popular
McCarthy & Stone development; close to Sainsbury's Superstore.

Asking Price: £

WOODHALL
— PROPERTIES —

FEATURES:

A well-presented and easily managed purpose-built ground floor apartment with excellent communal facilities from 'Britains's leading retirement builder', McCarthy & Stone. The development, adjacent to Sainsbury's Superstore, is conveniently situated within short walking distance of Hazel Grove centre, railway station, Torkington Park and the Stepping Hill Hospital complex. Facilities include resident House Manager, 24-hour emergency careline call-out system, camera protected entryphone system, guest suite, lift to all floors, residents' lounge, kitchenette and laundry room and private car parking. The apartment benefits from electric heating, double glazing, alarm system and views (with private access and patio) to the landscaped communal gardens to the front. **Immediate vacant possession is available with no onward chain.**

LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Hazel Grove, Marple, Disley, Poynton, Bramhall, Stockport, Macclesfield, Wilmslow and Manchester Centres, MediaCity UK, International Airport and access points to the national motorway network are all within comfortable commuting distance.

DIRECTIONS:

From our Hazel Grove office turn left onto the A6 London/Buxton Road and proceed through three sets of lights before turning right (as if going to Sainsbury's) at the third set opposite Sainsbury's. Follow the road around before turning right at the next set of lights into Peter Street. The development can be found immediately to the left with the car park at the front.

ACCOMMODATION:

All measurements are approximate.

PLEASE NOTE:

We have not tested any services, systems or appliances at this property.

GROUND FLOOR

PRIVATE ENTRANCE HALL

7' 8" x 6' 11" (2.34m x 2.11m) Cornice, entryphone receiver with emergency 'careline' pull cord. Large cloaks cupboard with electricity consumer unit, water tank.

LIVING ROOM (FRONT)

22' x 10' 8" (6.71m x 3.25m) max. Contemporary fireplace with inset electric coal effect fire, cornice, slimline electric storage heater, double glazed French window to private patio and communal gardens to front, glazed double doors to kitchen.

KITCHEN

7' 7" x 7' 3" (2.31m x 2.21m) max. Range of fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, split level electric cooker of oven/grill and hob with extractor hood over, integral fridge and freezer, cornice, double glazed window to front, wall mounted electric blow heater.

BEDROOM 1 (FRONT)

15' 8" x 9' 4" (4.78m x 2.84m) max. Built-in mirror fronted wardrobes, double glazed window, cornice, slimline electric storage heater.

SHOWER ROOM/WC

6' 10" x 5' 8" (2.08m x 1.73m) max. Step-in double-width shower cubicle with built-in chrome shower and grab handrail, vanity unit wash hand basin with cupboard below, illuminated mirror above, electric shaver point, low level wc, tiled walls, cornice, extractor fan, emergency pull cord.

OUTSIDE

GARDENS

Landscaped grounds of communal gardens and car parking.

TENURE:

We have been advised by the present owners that the property is Long Leasehold residue of 125 years from 2007. The Ground Rent is £425.00 per annum. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property is band C. Further information is available on request.

SERVICE CHARGE AND GROUND RENT:

We have been advised by the owner(s) that this is circa £1,745.00 per annum payable half-yearly (ie. March and September) or monthly covering gardening, window cleaning, building insurance, maintenance of communal areas including lifts, House Manager etc. We would recommend that your conveyancer checks the accounts prior to exchange of contracts.

COUNCIL TAX:

We are advised that the property is band B. All enquiries to Stockport MBC.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm.

