

# PRICE REDUCTION



McCarthy & Stone  
RESALES



76 Woodgrove Court Peter Street, Stockport, SK7 4GH  
Offers over £150,000

For further details  
please call 0345 556 4104

LEASEHOLD

# 76 Woodgrove Court Peter Street, Stockport, SK7 4GH

ONE BEDROOM APARTMENT enjoying BEAUTIFUL VIEWS to HILLS, in a MCCARTHY STONE built RETIREMENT DEVELOPMENT FOR THE OVER 60'S. Great location in bustling Hazel Grove with nearby supermarket, amenities and transport links.

## Summary

Woodgrove Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 86 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Woodgrove Court is situated in the desirable Stockport suburb of Hazel Grove. The development, on Peter Street, is conveniently located less than 100 years from the towns high street with all the amenities you would expect from a thriving town. At the other end of the town from the development is Torkington Park, which covers over 32 acres, houses the Secret Garden and is the location for Hazel Grove's annual carnival.

Hazel Grove was well known historically as a coaching town on the old turnpike route from Manchester to London and is still well served by public transport. With direct bus and train routes connecting the development to the busy cities of Stockport and Manchester along with the spa town of Buxton in the heart of the Peak District. Woodgrove Court has been carefully designed to provide the very best in comfort, convenience and security. It is a condition of purchase that all residents must meet the age requirements of 60 years.

## Entrance Hall

Your front door with spy hole leads to the entrance hall where there are illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system are all situated in the hall. There is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedroom and shower room.

## Lounge

A bright and airy, generous sized room with French doors opening to Juliet style balcony. There is space for a dining table and chairs. Useful walk in cupboard in the lounge is shelved for extra storage. There are TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets and a wall mounted electric heater. Partially glazed double doors lead into the separate kitchen.

## Kitchen

Modern fitted kitchen with a range of low and eye level units and drawers with complimentary roll top work surfaces, having inset stainless steel sink and drainer. Eye level oven, ceramic hob, cooker hood over and integral fridge freezer. Double glazed window.

## Bedroom

A double bedroom with fitted mirror front sliding door wardrobes, ceiling light, raised power sockets and a TV and phone point.

## Shower Room

A modern tiled shower room comprising; shower cubicle with hand rail, WC, sink with vanity unit below and mirror above.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

## Car Parking (Permit Scheme) subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Lease Information

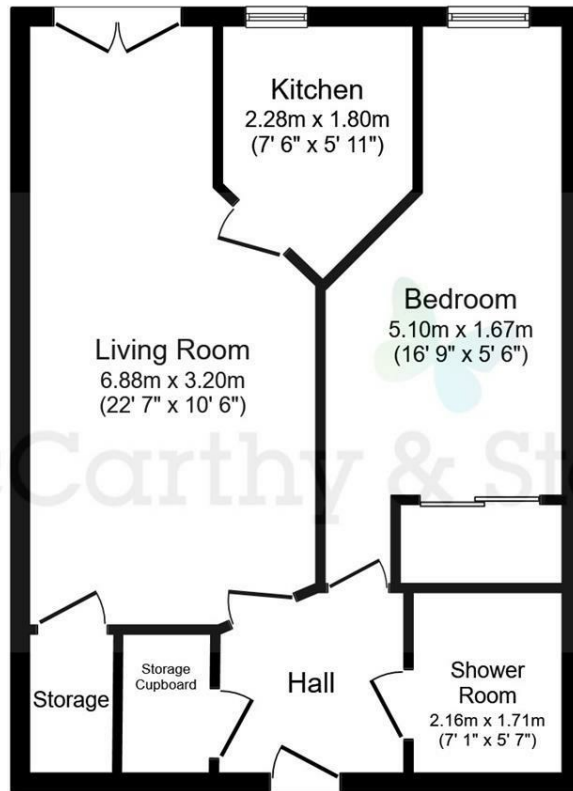
Lease Length: 125 years from 2007

Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services







**Floor Plan**

Total floor area 52.0 sq. m. (560 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	88	88
	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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