



Apartment 10, Delamere Lodge, 68 Chester Road,  
Hazel Grove, Stockport SK7 5NY

Improved and well presented one bed, ground floor retirement (over 60's)  
apartment in this popular development; close to Hazel Grove village centre.

Asking Price: £120,000



## SUMMARY:

Improved and well-presented one bed retirement (over 60's) apartment on the GROUND FLOOR of this most popular of developments situated close to Hazel Grove village centre and railway station. Benefits from double glazing, slimline electric storage heaters, video entryphone system, lift to all floors, on-site house manager, 24 hour emergency call-out facility and super communal facilities including residents lounge, kitchen and laundry. Briefly comprises: hall, living room, refitted kitchen, double bedroom with fitted furniture and refitted shower room/w.c. Small communal gardens and car parking. Immediate vacant possession available with no onward chain.

## LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst 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 right onto the A6 London/Buxton Road. Take the third road on the right into Chester Road, branch to the left and over the railway bridge. Delamere Lodge is situated on the right-hand side.

## PLEASE NOTE:

All measurements are approximate and we have not tested any services, systems or appliances at this property.

## GROUND FLOOR

Communal entrance porch and hall with video entryphone system, communal lounge, kitchen, wc etc. Stairs and lift to all floors.

## PRIVATE ENTRANCE HALL

19' 03" x 5' 6" (5.87m x 1.68m) max. Slimline electric storage heater, cornice, entryphone receiver, emergency intercom care call line, large storage cupboards/cloaks cupboard with mirror fronted folding doors.

## LIVING ROOM (REAR)

17' 7" x 10' 3" (5.36m x 3.12m) max. Double glazed windows to rear and side, Regency styled fire surround with inset electric fire, slimline electric storage heater, wall light points, cornice.

## KITCHEN (REAR)

7' x 7' (2.13m x 2.13m) max. Range of contemporary fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, integral split level cooker of electric oven/grill and hob with extractor hood over, recess for fridge/freezer, double glazed window to side elevation, cornice, wood laminate flooring.

## BEDROOM (REAR)

14' 4" x 8' 11" (4.37m x 2.72m) max. Fitted wardrobes with overhead cupboards, cornice, wall light points, slimline electric storage heater, double glazed window.

## SHOWER ROOM/WC

7' x 6' 4" (2.13m x 1.93m) max. White and chrome suite of step-in shower cubicle with electric shower, vanity unit wash hand basin with cupboard below, low level wc, tiled walls, cornice, illuminated inset mirror, extractor fan, electrically heated chrome towel warmer/radiator, emergency pull cord, wall mounted electric blow heater.

## TENURE:

We are advised by the vendor client that the property is Long Leasehold residue from 1989 and subject to an annual ground rent of £125.00. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

## SERVICE CHARGE:

We have been advised that the service charge is £204.01 pcm. This covers gardening, cleaning and maintenance of common parts, window cleaning and buildings insurance. Parking bays, we believe, are subject to an annual charge. We would recommend that your conveyancer verifies the charges prior to the exchange of contracts.

## COUNCIL TAX:

We have been advised by the present owner that the Council Tax Band is Band B. All enquiries to Stockport MBC.

## ENERGY PERFORMANCE CERTIFICATE:

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

## 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



**Disclaimer:** Woodhall Properties have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.