



McCarthy & Stone
RESALES



40 Hanna Court Wilmslow Road, Wilmslow, SK9 3JX
Asking price £189,950 LEASEHOLD

For further details
please call 0345 556 4104

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A SPACIOUS one bedroom apartment overlooking the communal GARDENS and situated on the SECOND FLOOR of a McCarthy Stone Retirement Living development CONVENIENTLY located approx.175 yards of a SHOP and BUS STOP

Hanna Court

Hanna Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Local Area

Hanna Court is conveniently located to local shops in the village. Handforth Dean Retail Park, reached via the A34 and hosts a large number of stores including Marks & Spencer, Tesco and Boots. Bus services provide easy access to surrounding, well sought after towns such as Wilmslow and Cheadle. The nearest railway station is located on Station Road in Handforth, providing links to Manchester city centre. Manchester International Airport is also close by for excursions further afield.

Entrance Hall

Front door with spy hole leads to the large entrance hall; Illuminated light switches, smoke detector, apartment security door entry system with intercom and Tunstall emergency response pull cord system are all located in the

hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the lounge, bedrooms and bathroom.

Lounge

The spacious lounge enjoys views overlooking the landscaped gardens and has ample space for dining. There is a feature electric fire with stone effect surround which acts as an attractive focal point. The room has TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpet and ample raised electric power sockets. A partially glazed door leads into the separate kitchen.

Kitchen

Fully fitted kitchen with a range of wood effect wall and base level units and drawers with a roll top work surface, stainless steel sink and drainer with mono lever tap and window overlooking the gardens above. Appliances include a raised level oven, ceramic hob with cooker hood over and integral fridge & freezer. Tiled splash-backs, tiled flooring, under counter lighting and central ceiling light.

Bedroom

Double bedroom with window overlooking the attractive gardens. Door to walk-in wardrobe housing hanging rails and shelving. Ceiling lights, TV and phone point.

Shower room

Fully tiled and fitted with suite comprising of a level access walk-in shower, WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and emergency pull cord.

Car Parking Permit Scheme

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

Service Charge (Breakdown)

- Cleaning of communal windows
- House Manager
- 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.

Leasehold Information

Lease Length: 125 years from 2012

Ground rent: £425 per annum

Managed by: McCarthy Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.





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.