

£40,000

Hampstead Drive, Great Moor, Stockport, SK2 7QL



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Situated in a development of affordable modern apartments, number 17 is a vacant TWO BEDROOM FIRST FLOOR APARTMENT available to purchase on a shared ownership basis (25%) for people over the age of 55 years.

Manston Lodge has been developed to a high standard offering stylish accommodation, designed to appeal to those who want a secure and friendly environment for independent living.

The accommodation comprises an entrance hall, a lounge which is open to a modern kitchen, two bedrooms (the main bedroom with fitted wardrobes) and a walk in shower room/w.c.

The communal lounge is elegantly furnished and will provide a pleasant meeting place. There is a communal kitchen area which can be booked out for social events. Patio doors lead out to a paved area and into landscaped communal gardens. Also available is an activity room (complete with gym equipment), a leisure room with computers and internet access and a library.

The apartment is leasehold with 85 years remaining.

The service charge includes heating and hot water in the apartment: £332.79 per month.

The rent per month is £283.42

First Floor

Entrance Hallway - 16' 11" x 4' 5" (5.17m x 1.35m) The home is accessed via a timber front door. Storage cupboard.

Living Room - 18' 3" x 10' 5" (5.58m x 3.2m) (Width increases at dining end)

Double glazed Juliet balcony to front elevation. Double glazed window to the front elevation. Open to kitchen. Video intercom phone. Central heating thermostat. Television point.

Kitchen - 10' 11" x 6' 5" (3.33m x 1.96m) Fitted with a range of wall, drawer and base units. Roll top work surfaces incorporate a one and a half bowl stainless steel sink and drainer. Integrated electric oven with electric hob and extractor hood over. Fridge freezer (included in the sale). Spaces for a fridge freezer and washing machine. Part tiled walls. Ceiling spotlights.

Bedroom - 11' 10" x 10' 3" (3.62m x 3.13m) (width increases into doorway)

Double glazed window to the front elevation. Radiator. Fitted wardrobe.

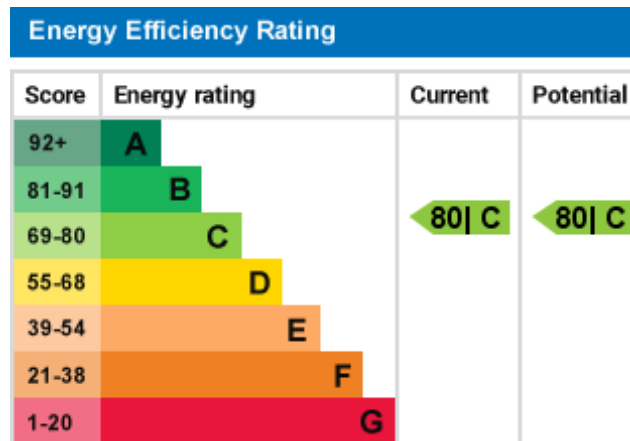
Bedroom - 6' 2" x 12' 5" (1.9m x 3.81m) Double glazed window to the front elevation. Radiator.

Shower Room - 6' 4" x 6' 0" (1.95m x 1.85m) Fitted with a walk-in shower with grab rails and fold down seat. Low level w.c. and wash basin. Laminate wet wall to part of the walls. Laminate tiled flooring.

Exterior

Communal Areas - Manston lodge has various communal areas including a spacious lounge with attached kitchen. This area can be booked out should a resident be celebrating / entertaining. There is also an activity room with a few pieces of gym equipment aimed at keeping residents active and moving. Well maintained communal gardens provide a pleasant outdoor environment too.





Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to enquiries@warrensonline.co.uk.