



7 Smithy Croft Finney Lane  
Heald Green SK8 3PT  
75% Shared Ownership £170,000

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# 7 Smithy Croft Finney Lane

## Heald Green SK8 3PS Shared Ownership £170,000

\*\*\* 75% SHARED OWNERSHIP \*\*\* Offered for sale with no onward chain and situated close to the amenities of Heald Green village, this spacious retirement apartment is situated to the ground floor of Smithy Croft.

The development offers very high living standards complete with an in-house café/restaurant, communal lounge, hairdresser and other facilities, all set in communal landscaped gardens with parking space.

Heald Green lies within the SK8 postcode some nine miles south of Manchester, in a much sought-after location with good day to day facilities and transport links, including a direct rail link to Manchester. Manchester Airport and both M56/60 motorways are within three miles.

This is one of the larger types of apartment in the development and it represents a most attractive opportunity, with a door from the living room leading out to a garden area. Viewing is especially recommended.

- Ground Floor Apartment
- Two Bedrooms
- PVCU Double Glazing
- Central Heating
- Fitted Kitchen
- Wet Room Shower/WC
- Communal Facilities
- Car Parking and Communal Gardens
- No Onward Chain

Tenure: Leasehold  
Council Tax: Stockport C

Communal Entrance Hallway  
Private Entrance to the Apartment

Entrance Hallway  
With inbuilt storage.

Living/Dining Room  
15'0 x 10'10  
With external patio door.  
Room opens to:

Kitchen  
7'5 x 10'10

Bedroom One  
14'6 x 9'11  
With door to:

Wet Room Shower/WC  
7'1 x 6'5  
With doors to hallway and to bedroom.

Bedroom Two  
11'5 x 7'1

Externally  
Car park and communal gardens.

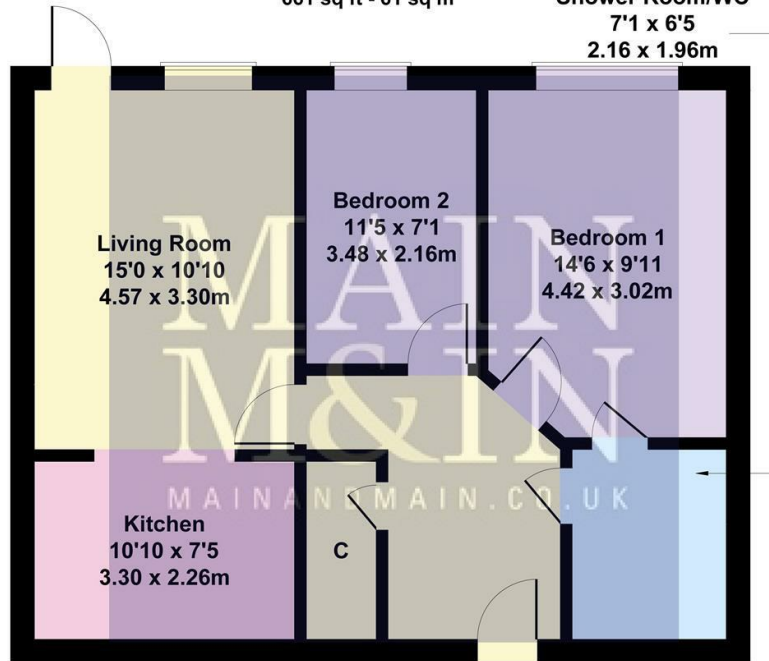
Leasehold & Service Charge Information  
113 years remain of a 125 year lease which commenced on 01/04/2014.  
Weekly service charge of £107.51 which includes water rates, lighting, heating, and communal maintenance.  
There is an additional £12.00 leaseholder charge and a weekly amenity charge (for fuel and utilities) of £34.92.  
Weekly total cost: £154.43.



## 7 Smithy Croft

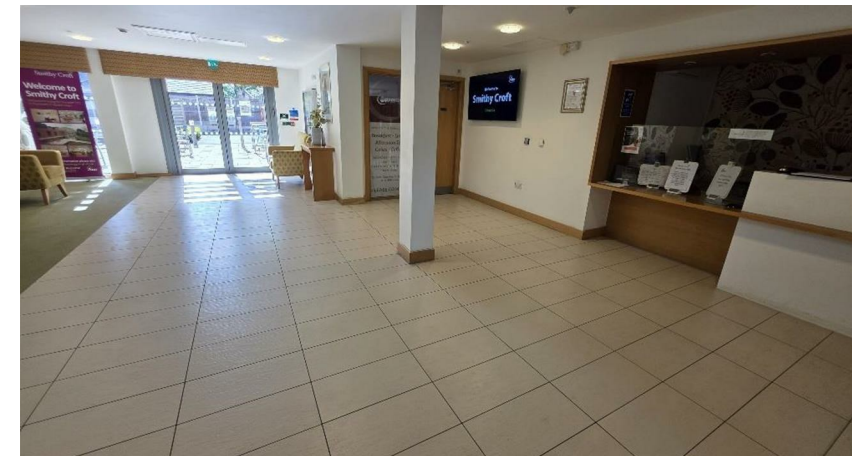
Approximate Gross Internal Area  
661 sq ft - 61 sq m

Shower Room/WC  
7'1 x 6'5  
2.16 x 1.96m



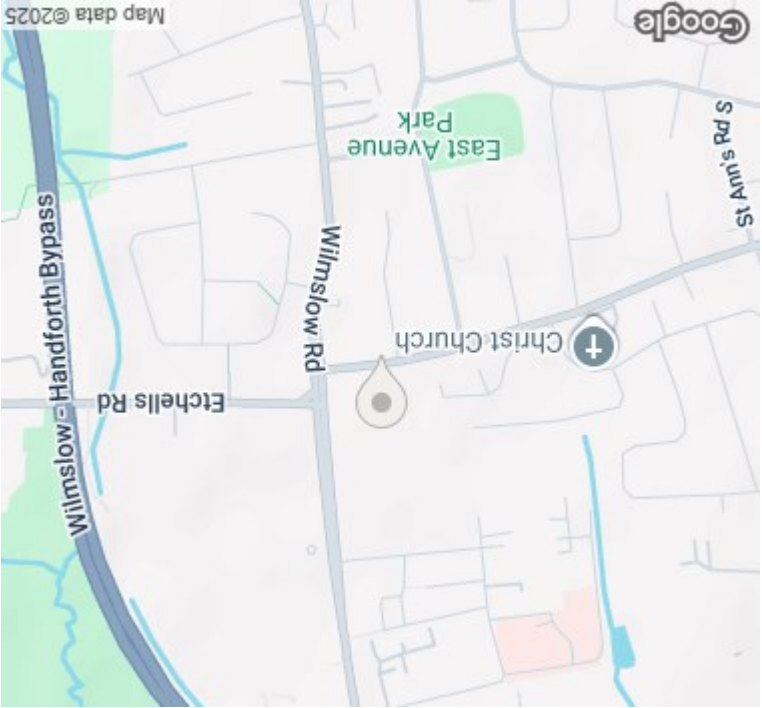
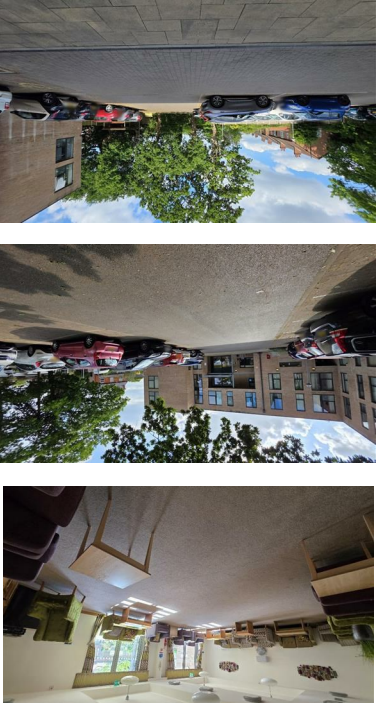
### GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	82
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
England & Wales	
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Company Registration No. 5615498