

MAINANDMAIN.CO.UK





Flat 31 Smithy Croft, Finney Lane Heald Green Sk 8 % PShared Ownership £183,750

*** 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 first floor of Smithy Croft, with lift access.

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.

The weekly Service Charge of £187.50 includes electric, gas, gardening, window cleaning, ground rent, buildings insurance, lift, repairs/redecoration of communal areas etc.

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 the largest type of apartment in the development and it represents a most attractive opportunity. Viewing is especially recommended.

- 75% Shared Ownership
- · Two Bedrooms
- First Floor Position
- · Gas Central Heating
- PVCU Double Glazing
- · Parking
- · Communal Gardens
- · Excellent Communal Facilities
- · Convenient Location
- · No Onward Chain

Communal Entrance Hallway Stairs and Lift to Upper Floors

Private Entrance to Apartment

Entrance Hallway
With Storage Cupboard

Living Room 20' x 12'4" opens to:

Kitchen 7'6" x 12'4"

Bedroom One 15' x 10'

Bedroom Two 11'6" x 7'9"

Wet Room/WC 6'11" x 6'5"

Externally

Parking for residents. Communal Gardens and seating areas.

Leasehold and 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.

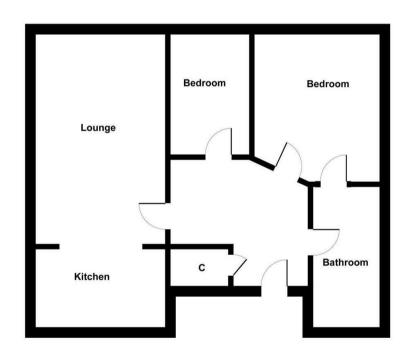
Tenure: Leasehold Council Tax: SMBC C



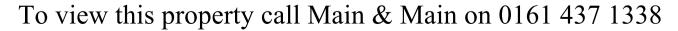








Not to Scale. Produced by The Plan Portal 2022 For Illustrative Purposes Only.



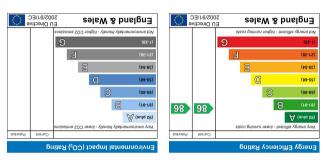












Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

and is subject to terms and conditions.

MB - 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.

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

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

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane * Heald Green * Stockport * SK8 3QA * Sales 0161 437 1338 * Auctions * 0161 437 5337

Lettings (Lst Floor) 198 Finney Lane * Heald Green * Stockport * SK8 3QA * Lettings* 0161 491 6666













