



Flat 31 Smithy Croft, Finney Lane
Heald Green SK8 3PT
75% Shared Ownership £183,750





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*** 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/re-decoration 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.

Tenure: Leasehold
Council Tax: SMBC C

- 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'

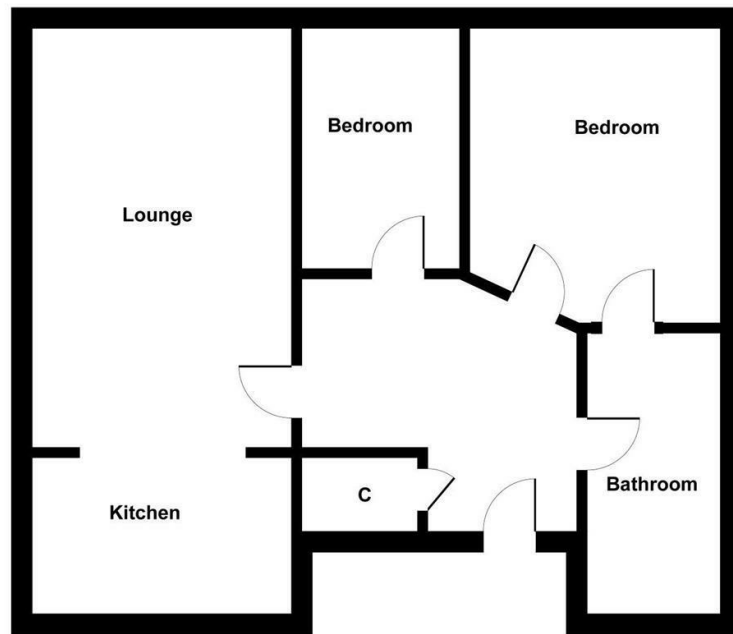
Bedroom Two
11'6" x 7'9"

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.





Not to Scale. Produced by The Plan Portal 2022
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To view this property call Main & Main on 0161 437 1338

