



4 Smithy Croft  
Heald Green SK8 3PT  
Asking Price £239,950

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK





## 4 Smithy Croft Heald Green SK8 3PT

Asking Price £239,950

An Immaculate Ground Floor, Two Bedroom, Retirement Apartment situated in a prime corner position (100% Ownership). 55 and over.

Built by Seddon's on behalf of Your Housing Group, this beautiful apartment occupies a prime position on a much sought after retirement development. It offers: Entrance Hall, Lounge opening into Fitted Modern Kitchen, Two Bedrooms both having fitted wardrobes, Large Wet room/WC being En-suite to the main bedroom but still having separate access from the hallway. The lounge has a French door opening into a central landscaped courtyard.

The development is close to Heald Green Village. Within the complex is a Bistro, Resident's Lounge and many other facilities. Service charge, please see end of details.

Available with NO ONWARD CHAIN.

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Fitted Modern Kitchen
- Wet Room (En-Suite)
- Communal Gardens
- Car Parking
- NO ONWARD CHAIN

Tenure: Leasehold  
Council Tax: SMBC C

Entrance Hall  
Storage Cupboard, Telecom system

Lounge  
15'2" x 10'10"  
French door to courtyard

Kitchen  
10'10" x 7'6"  
Fitted Units, work surfaces & worktop lighting. Inset ceramic hob, extractor hood, electric oven and grill

Bedroom One  
14'7" x 10'  
Fitted Wardrobes, Picture Window, door to:

Wet Room/WC  
7'1" x 6'6"  
Tiled walls, white suite, door to hallway

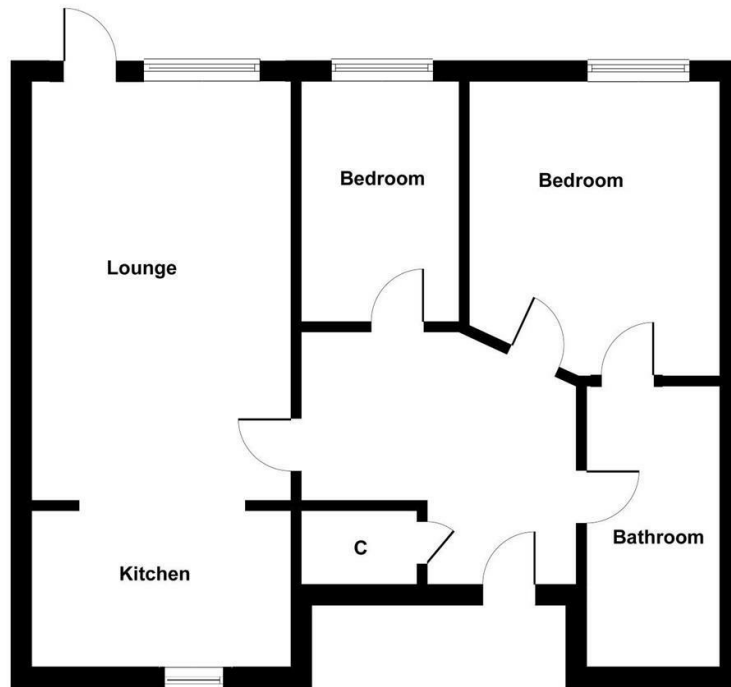
Bedroom Two  
11'4" x 7'3"  
Picture Window, Fitted Wardrobes

Outside  
Car park and communal gardens

Lease Details  
Lease commencing 2014 for 125 Years

Service Charges  
From the information supplied by the seller the service charge per annum is £144.06p per week (£7491.12 per annum). This includes all maintenance charges, heating, water and sewerage costs and buildings insurance.





Not to Scale. Produced by The Plan Portal 2022  
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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

mainandmain.co.uk

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

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498