



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.

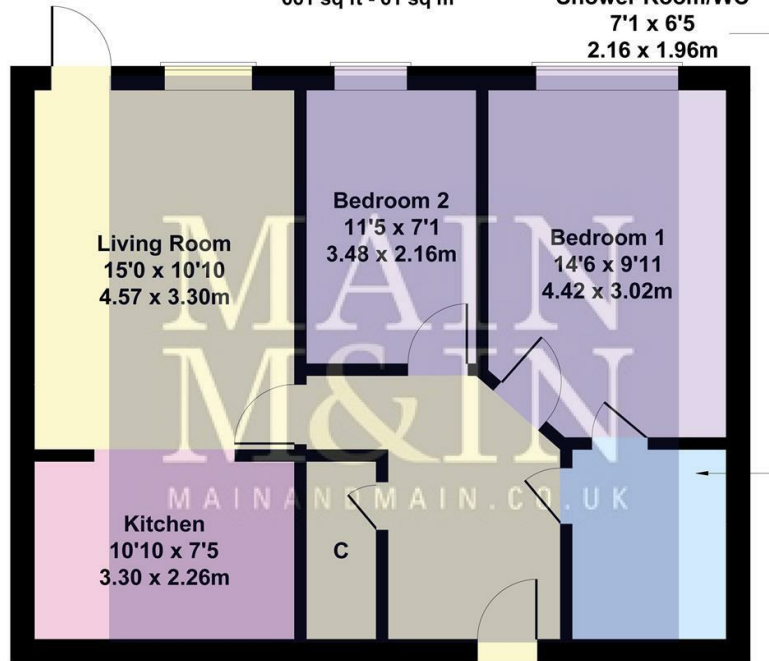
Leasehold & Service Charge Information
113 years remain of a 125 year lease which commenced on 01/04/2014.
Weekly service charge of £107.51 which includes water rates, lighting, heating, and communal maintenance.
There is an additional £12.00 leaseholder charge and a weekly amenity charge (for fuel and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



7 Smithy Croft

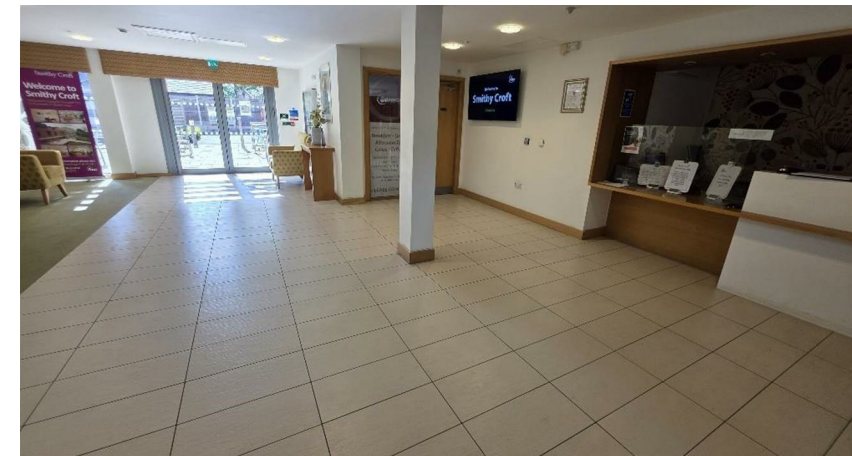
Approximate Gross Internal Area
661 sq ft - 61 sq m

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



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Very environmentally friendly - lower CO₂ emissions (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	Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Very environmentally friendly - lower CO₂ emissions (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
Current Potential	Current Potential	Current Potential	Current Potential
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	

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.

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.

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

