



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





# Flat 31 Smithy Croft, Finney Lane Heald Green SK8 3PS Shared 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/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'

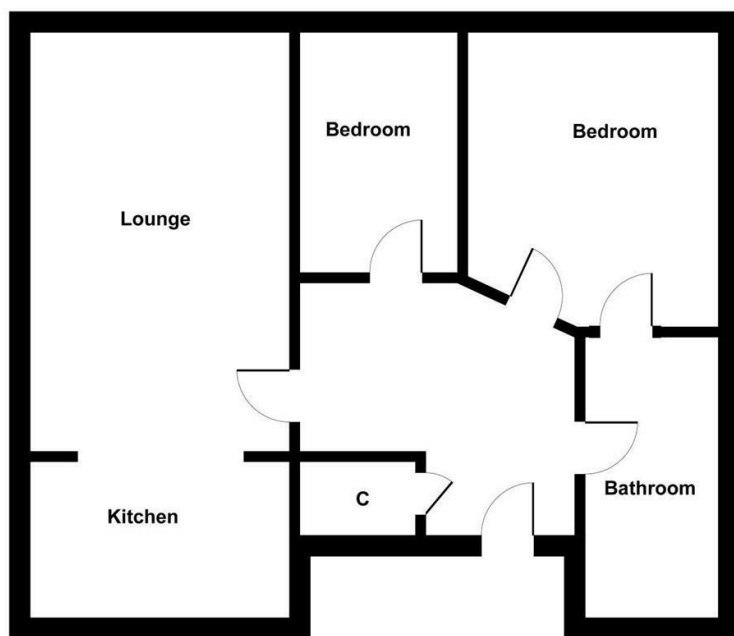
Bedroom Two  
11'6" x 7'9"

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.

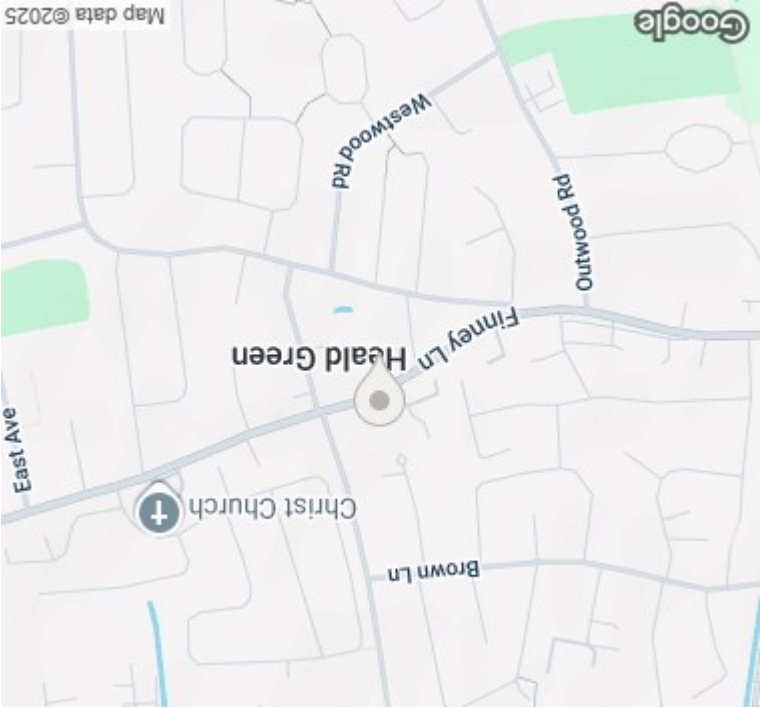




Not to Scale. Produced by The Plan Portal 2022  
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To view this property call Main & Main on 0161 437 1338



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.

| England & Wales                                     |  |
|-----------------------------------------------------|--|
| EU Directive 2002/91/EC                             |  |
| 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 environmentally friendly - higher CO2 emissions |  |
| EU Directive 2002/91/EC                             |  |
| England & Wales                                     |  |

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| England & Wales                                     |  |

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