



49 Smithy Croft
Heald Green SK8 3PT
50% Shared Ownership £119,500





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A Two Bedroom, Second Floor (Lift access), Retirement Apartment offers on a 50% Shared Ownership. NO ONWARD CHAIN.

Situated within a highly sought after purpose built retirement complex, this property offers excellent living accommodation. Within the block is an in house café/restaurant, large communal lounge, hairdressers and other useful facilities.

The complex offers modern living standards and is set within communal gardens and parking to the front of the development. Your Housing Group are becoming renowned for high quality standards expected in today's market.

The complex lies close to Heald Green Village, Transport, Doctors etc.

An early inspection is strongly recommended especially at this purchase price.

- Two Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Lift Access
- Fitted Kitchen
- Communal Grounds with Car parking
- 50% Shared Ownership
- NO ONWARD CHAIN

Communal Entrance Hallway
Lift to Second Floor



Tenure: Leasehold
Council Tax: SMBC C

Entrance Hallway
10'7" x 8'9"
Built in Cupboard

Lounge
16'5" x 10'8"
Picture Window, Radiator
Opening to:

Fitted Kitchen
10'8" x 7'4"
Fitted Units plus Work Surface, Work Top Light
Ceramic Hob, Extractor Hood, Built in Oven/Grill
Space and Plumbing for Washing Machine, Space for Fridge/Freezer

Bedroom One
14'6" x 9'9"
Picture Window, Door to:

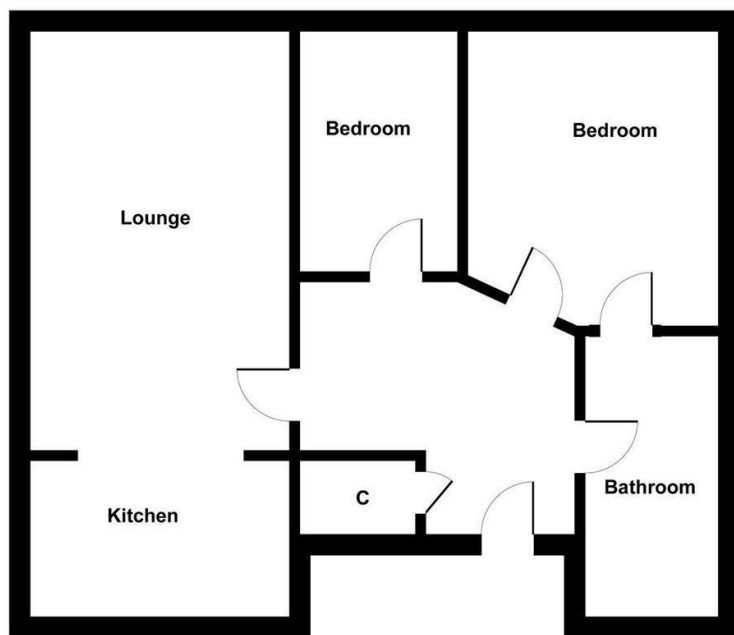
Wet Room/WC
7'8" x 6'5"
Shower, Wash Basin, Low Level WC, Extractor Fan, Wall Tiling
Door to Hallway

Bedroom Two
11'5" x 7'7"
Picture Window

Lease, Service Charge and Rent Information
Lease: Residue of 125 years from 2014.

The Service Charge covers the following:
Building Insurance, Heating, Water and Sewerage Costs, Garden Maintenance
Communal Lighting, Cleaning of Communal Areas and Decorating Throughout (Excepting the Flat).

Monthly Service Charge £784.36 plus
Rent on 50% Shared Ownership £67.70 per week.



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	74	74	England & Wales		EU Directive 2002/91/EC

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Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498