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Flat 22 Adlington House, 27 Nelstrop Road, Heaton Chapel, Stockport, SK4 5LT

Guide Price £175,000

- Spacious & Well Presented Retirement Property
- Recently Refitted Quality Kitchen with Integrated Appliances
- Set Within Delightful Well Tended Communal Gardens
- Two Double Bedrooms both with fitted Robes
- Three Piece Bathroom and En-Suite Wet Room
- No Vendor Chain - Must Be Viewed

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Well Presented Two Bedroom First Floor Retirement Apartment. Refitted Quality Integrated Kitchen.
Modern Bathroom and En-Suite. Balcony Overlooking the Communal Gardens.
Purpose Built Retirement Development Ideal for Independent Living.
MOST FURNITURE AVAILABLE TO BUYER IF REQUIRED
No Vendor Chain - Must Be Viewed

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Council Tax Band: D







£175,000 - PRICED TO SELL - NO VENDOR CHAIN

A spacious 840 sq ft, two-bedroom, two-bathroom retirement property with a private balcony overlooking delightful communal gardens, situated at the popular Adlington House development in Heaton Chapel, Stockport.

This well-proportioned apartment offers comfortable and independent retirement living, comprising a welcoming entrance hall, generous lounge/dining room with access to the balcony, recently refitted integrated kitchen, two good-sized bedrooms and two bathrooms, including an en-suite to the principal bedroom.

The balcony enjoys a lovely outlook over the beautifully maintained communal gardens, providing a peaceful place to sit and relax. Further benefits include off-road parking, attractive communal gardens and the security and convenience of purpose-built retirement living.

Adlington House has been designed with retirement living in mind, the apartment provides a secure and convenient environment while retaining a feeling of independence. Residents can enjoy the benefits of a well-maintained development and the opportunity to meet and socialise with other residents.

Ideally located for local amenities, shops, cafés and transport links, with Stockport and surrounding areas easily accessible.

Offered for sale at £175,000 and with no vendor chain - Early viewing is strongly recommended.

Adlington House
Please note that there are Service Charges as well as Wellbeing Charges payable.
Administration charges and a Contingency fund/contribution applicable on resale.
Leasehold - 125 years from and included 1st January 2013

Communal Entrance
Impressive communal entrance, open to hallways, stairs and lifts to all floors. Access to communal lounge, restaurant, hairdressing salon, activity room, spa suite, craft suite and guest suite (charged at £30 per night)

Private Entrance Hall
Spacious hallway with two storage cupboards, doors to lounge, both bedrooms and bathroom

Lounge/Dining Room
24'8" x 11'5" max
Spacious and well presented lounge with double glazed French windows opening onto the balcony with delightful views over the communal gardens. Feature fireplace housing pebble effect electric fire with chrome surround. radiator, door to kitchen

Kitchen
10'1" x 7'8" max
Recently refitted kitchen with a good range of modern units briefly comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level soft closing units. Under unit lighting. Integrated dishwasher, fridge/freezer, built in electric hob with glass splashback and integrated cooker hood over. Built in fan assisted electric oven/hob and microwave. Worksurfaces and upstands, splashbacks over. Under unit splashbacks. Double glazed window overlooking the gardens which is electronically opened for ease.

Bedroom One
16'4" x 7'3"
Good sized principle bedroom. Double glazed window overlooking the communal gardens. Radiator. Large fitted double wardrobe housing clothes hanging rails and shelf, mirror fronted sliding doors. Door to en-suite

En-Suite
Modern wet room with anti-slip flooring. Pedestal wash hand basin, WC with concealed cistern, shower. Fully tiled walls, mirror fronted bathroom cabinet. chrome heated towel radiator

Bedroom Two
16'4" x 9'4" max
Further good sized bedroom, double glazed window overlooking the communal gardens. Radiator. Mirror fronted double wardrobe housing clothes hanging rail and shelf



Bathroom
Modern white three piece suite comprising: WC with concealed cistern, pedestal wash hand basin with mixer tap, 'P' shape shower bath with shower from taps. Fully tiled walls and floor, mirror fronted bathroom cabinet, chrome towel radiator



Coats/Storage
8'7" x 4'6"
Good sized room housing Easyflow water heater and electric meter/consumer unit. Power and light. Coat hooks, plenty of storage space

Utility/Storage
3'6" x 3'1"
Currently housing and plumbed for an automatic washing machine

Outside
Set within well maintained landscaped gardens. Communal car park

Important Information
Leasehold 125 years from 1/1/2013 - 112 years remain as of 2026.
No Ground Rent is payable
Service Charge : £9,940.56 per annum.
£828.38 paid monthly in advance.











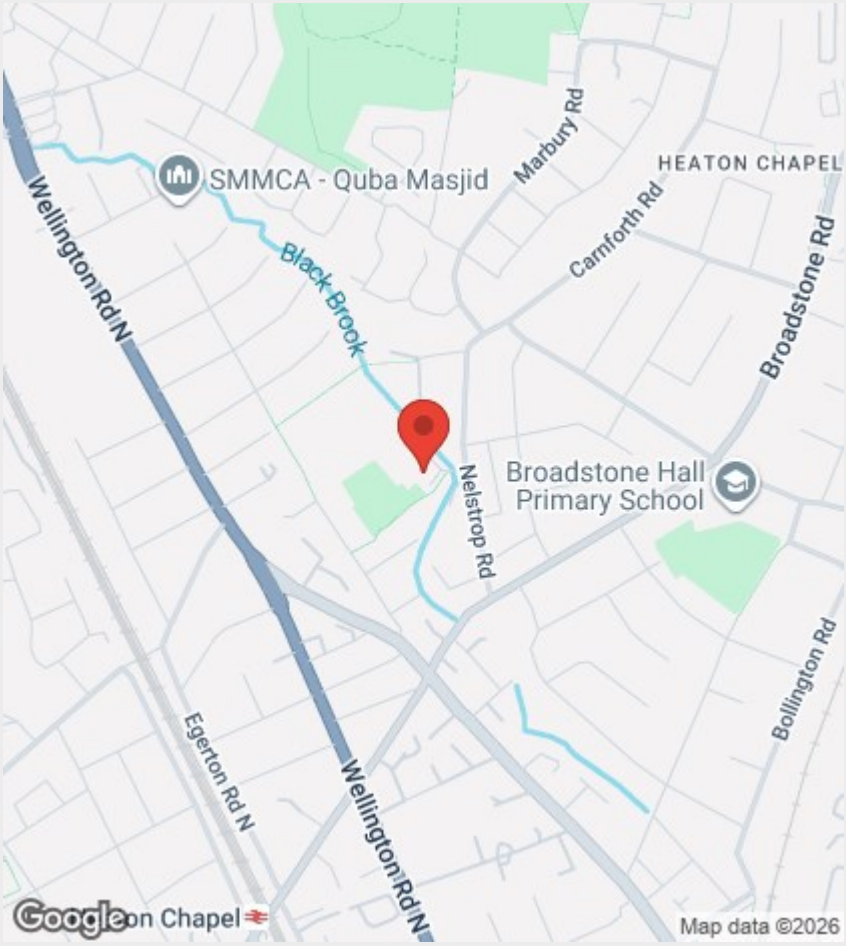












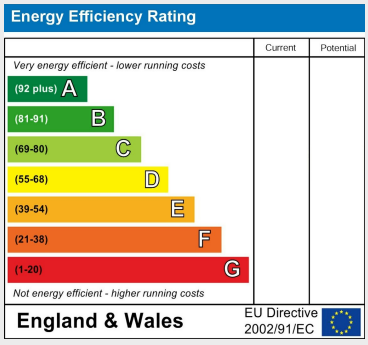
Directions

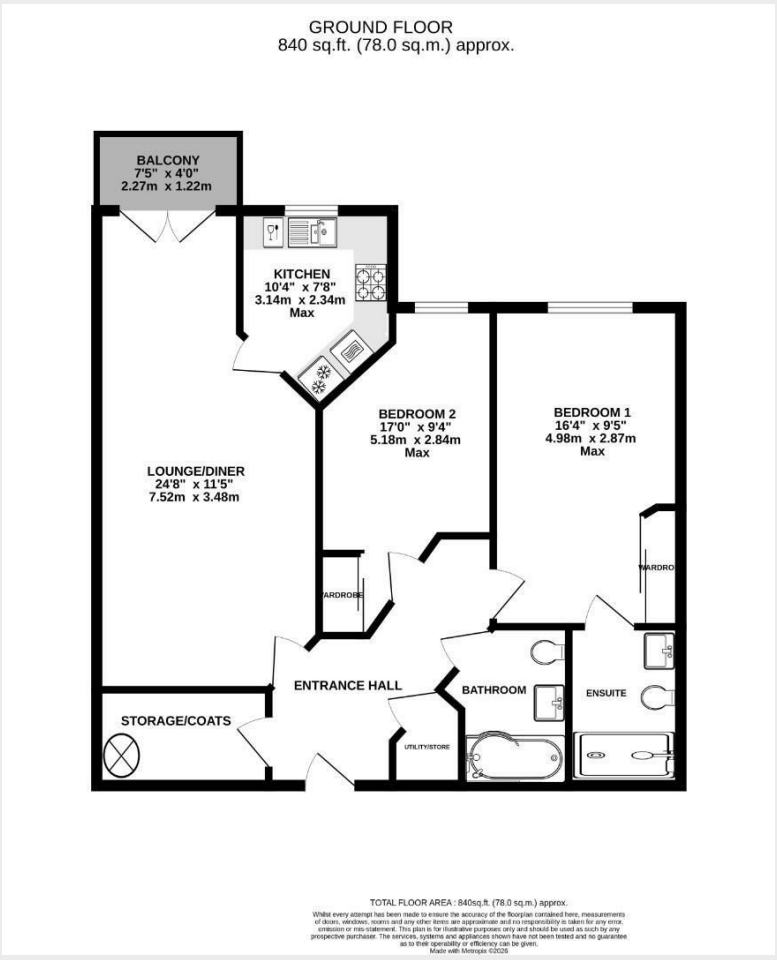
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Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:





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