



## Apartment 47, The Woodlands Woodlands Road, Heaton Mersey, Guide Price £325,000

- Larger Than Average 2 Bed 2 Bath Retirement Apartment
- Open plan Living/Dining/Kitchen with Balcony
- Communal Restaurant, Coffee Lounge, Hairdresser & more...
- 5 Start Luxury Feel
- Quality Main Bathroom and En-Suite
- NO VENDOR CHAIN
- Fully Integrated Kitchen with Quartz Work Surfaces
- Cats & Dogs Accepted subject to Pet Policy
- Owners Accepted from 55 Years and Over

# Apartment 47, The Woodlands Woodlands Road, Stockport SK4 3BN

PRICED TO SELL Stunning PRE-LOVED 2 Bed 2 Bath Retirement Apartment. One of the LARGER flats with 937sq ft of Well Presented Spacious Accommodation. '5 STAR HOTEL LUXURY FINISH. Open Plan Lounge/Dining/ Kitchen. Quality Main Bathroom and En-Suite Bathroom. Fully Integrated Kitchen with Zanussi Appliances and Quartz Work Surfaces. French Doors to Balcony with Views. Plenty of Storage. Principle Bedroom with Walk-in Dressing Room. First Class Communal Services Inc Restaurant, Coffee Room, Activity Studio and more. Over 55's Only.



Council Tax Band: D



Joules are delighted to bring to the market this larger than average two bedroom, two bathroom apartment, situated on the second floor... Offering 937 square feet compared to the majority in the building, which measure in at 860 square feet and enjoying a 5 star luxury finish.

The Woodlands is an attractive retirement development of 63 apartments over four floors with first class communal areas and gardens. Giving 'High-end hotel' vibes. Strictly for people over 55 wishing for independent retirement living.

This apartment briefly comprises: Private entrance hall with a built in coat/storage room along with a utility cupboard housing an automatic washing machine and tumble dryer (under separate negotiation) and a large walk in boiler room with storage space; Delightful open plan lounge/dining/kitchen flowing through to the balcony with far reaching views, the fully fitted kitchen offers a range of Zanussi integrated appliances and Silestone quartz worktops. There are two well proportioned bedrooms, the larger of which enjoys a walk in wardrobe and an en-suite. The separate main bathroom has a full three piece suite, also - It is worth noting that both the bathroom and en-suite have anti-slip flooring.

This property is offered with no vendor chain, so any discerning buyer could be settled in as quickly as a conveyancer can complete the legal process.

#### Private Entrance

Private entrance door, entry phone system. Double doors opening onto the spacious storage cupboard, further double doors give access to the utility cupboard housing automatic washing machine and tumble dryer (both under separate negotiation). Door to large boiler room with more storage. Further doors to living/dining/kitchen, both bedrooms and main bathroom.

#### Lounge/Dining/Kitchen

Attractive and well presented open plan room.

Lounge/Dining Room with feature double glazed french doors opening on to the balcony with far reaching sun set views. Feature fireplace housing pebble effect electric fire. Radiator. Space for table and chairs. Open to the kitchen

Kitchen with a comprehensive range of modern units comprising: Inset stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units including pan drawers and pull out racking cupboards. Zanussi built in oven and microwave over, fridge/freezer and dishwasher. Halogen hob with glass splashback and integrated cooker hood over. Silestone Quartz work tops and upstands, under unit display lighting. Open to lounge

#### Principle Bedroom

Spacious bedroom. Double glazed window, radiator. Double doors to walk in wardrobe housing clothes hanging rails, coat hooks and shelving. Door to en-suite

#### Ensuite

Contemporary suite with anti-slip flooring and fully tiled walls. Walk in shower with screen and drying area housing shower. Low level WC and pedestal wash hand basin with mixer tap. Mirror fronted bathroom cabinet. Chrome heated towel radiator.

#### Bedroom Two

Double glazed window, radiator

#### Bathroom

Attractively fitted bathroom with contemporary style suite comprising: 'P' shaped shower bath with shower from taps over, folding shower screen. Pedestal wash hand basin, low level WC. Fully tiled walls, Non slip flooring, chrome heated towel radiator, mirrored bathroom cabinet

#### Outside

Exceptionally well maintained landscaped communal gardens with numerous patio areas and gazebo, well stocked borders offering an abundance of plants, flowers and shrubs surrounding a central lawn. Car parking spaces available to the front of the building.

#### Benefits of Living at The Woodlands

24/7 on-site support team (plus optional personal care packages subject to an additional charges)

24 hour call system linked to the on-site team

Audio visual entry system with viewing monitor in each apartments hall  
Guest Suite for visiting friends and relative (Additional Charges)  
Residue of a 10 year NHBC Guarantee  
2 x Lifts to all floors

#### In House Services

Impressive restaurant and coffee lounge  
Activity Studio  
Hair Salon  
Therapy Suite  
(Additional charges apply)

#### Service and Well Being Charge

Homeowners living at The Woodlands pay a Service and Well being Charge to meet the costs of running the community.

2025 approximate monthly charges are circa £851.24 from 1st April 2025 (to be confirmed by your legal representative.) This is reviewed annually.

#### The fees include:

Buildings Insurance  
Water Usage  
Cleaning and Maintenance of Communal Areas  
External Window Cleaning  
24 Hour Support. Emergency Call System in each Apartment  
External Property Maintenance  
Garden Maintenance  
Complimentary tea and coffee in coffee lounge

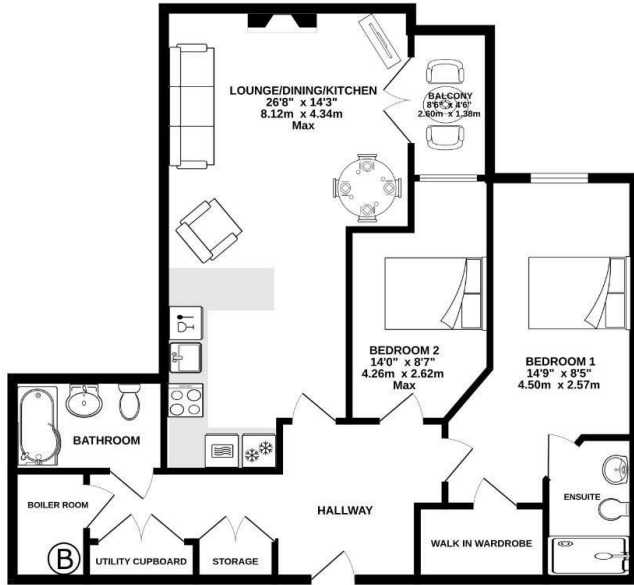
#### Communal Facilities Fee

CFF at The Woodland is a fee payable upon the sale of your apartment/change of occupier to Adlington Retirement Living (to be confirmed by your legal representative).

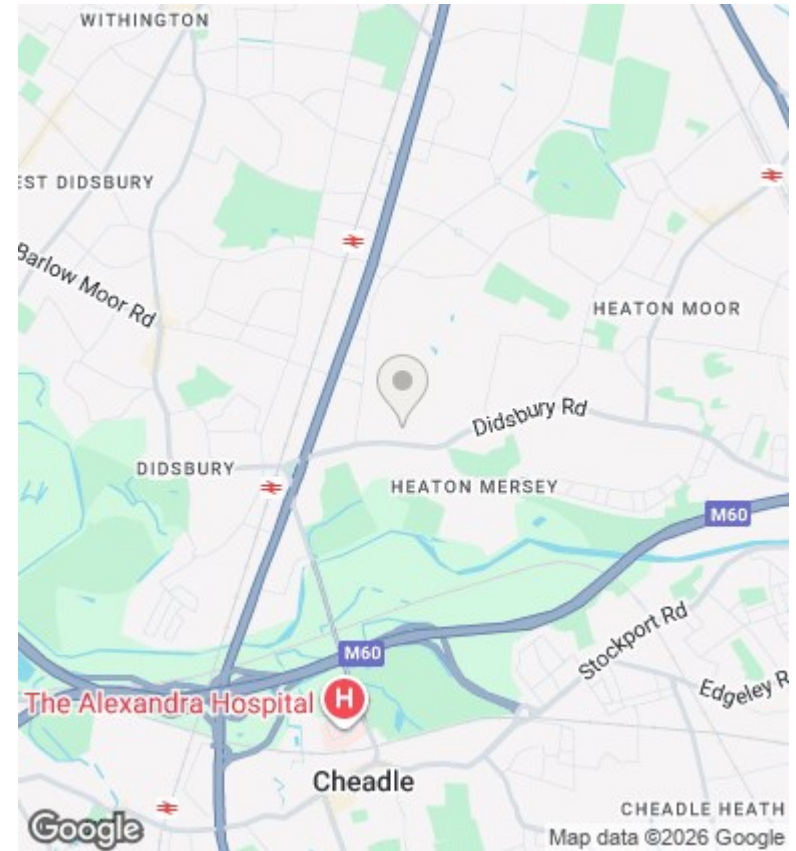




GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA: 937sq ft. (87.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan developed here, measurements of flats, reviews, notes and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency only for general information.  
Issue date: 16/09/2023



## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	