



44 The Woodlands, Woodlands Road, Heaton Mersey, Stockport, SK4 3BN

£279,950

- Luxury Retirement Apartments
- Exclusively for the over 55's
- Fully Open - Tours Available
- Tastefully Decorated & Carpeted
- Beautifully Landscaped Gardens

Woodlands Road, Stockport SK4 3BN

£10,000 off the purchase price of one bedroom deluxe apartments for new reservations taken at The Woodlands until 31st October 2023. A collection of 63 brand-new 1, 2 and 3-bedroom LUXURY retirement apartments for sale in Heaton Mersey, Stockport.



Council Tax Band: C



GET £10,000 OFF THE PURCHASE PRICE OF ONE BEDROOM DELUXE APARTMENTS, FOR NEW RESERVATIONS TAKEN AT THE WOODLANDS UNTIL 30th September 2023

APARTMENT 44

Apartment 44 is a one bedroom deluxe apartment on the second floor, benefiting from a private position overlooking the beautifully landscaped gardens. The bedroom benefits from fitted wardrobes, and the kitchen has a touch of luxury with Silestone quartz worktops

THE WOODLANDS, HEATON MERSEY

The Woodlands – A collection of 63 brand new one, two and three-bedroom retirement apartments, designed to help you make the most of every day, with an on-site support team available 24/7, 365 days a year.

Enjoy privacy of your own peaceful apartment, spend a relaxing afternoon in the on-site restaurant, stroll around the landscaped gardens, relax in the homeowners lounge or coffee lounge. There is also an activity studio, hairdressing salon and therapy suite.

Each apartment is fully fitted with integrated appliances, feature fireplace, fully tiled walk in shower room, spacious storage cupboard and utility cupboard, fitted wardrobes to master bedroom. Outside there are beautiful landscaped gardens with summer house

All apartments are LEASEHOLD with an annual Ground rent and have a Service and Well-being charge.

Tailored personal care packages are available at an additional cost.

Adlington Retirement Living (ARL) is the developer and operator of The Woodlands. ARL are members of the Associated Retirement Community Operators and follow the ARCO Consumer Code.

A Building Reserve Fund contribution and Administration Fee are payable on resale of the property.

Length of lease: 250 years. Lease starts from: 1st Jan 2022. Ground rent applicable.

Key Points:

- Fully-fitted wool blend carpets throughout
- Fully-fitted kitchen with integrated appliances, including dishwasher, oven, hob, microwave, fridge freezer
- Fitted wardrobes to master bedrooms
- Spacious utility cupboards and storage facilities
- All apartments have either a patio or balcony
- Audio-visual security entry system with viewing monitor to each apartment, and controlled entry to the building
- Sophisticated 24-hour call system linked directly to the on-site team
- Two lifts to all floors
- On-site parking
- Pets welcome
- Landscaped gardens
- Protected by a 10-year NHBC warranty

£10,000 off the purchase price of one bedroom deluxe apartments

For new reservations taken on any one bedroom deluxe apartment at The Woodlands between 1st May 2023 and 31st October 2023

Apartment 44 is a one bedroom deluxe apartment on the second floor, benefiting from a private position overlooking the beautifully landscaped gardens. The bedroom benefits from fitted wardrobes, and the kitchen has a touch of luxury with Silestone quartz worktops

THE WOODLANDS, HEATON MERSEY

A collection of 63 brand-new 1, 2 and 3-bedroom retirement apartments for sale in Heaton Mersey, Stockport, exclusively for the over 55s. Most apartments benefit from balconies or patios and many have en-suite shower rooms. The Woodlands will offer an independent lifestyle with personal tailored care and support available should it be needed, all in a safe and secure environment designed specifically for later living.

APARTMENT FEATURES

With all the space you need and more, plus a walk-in shower room, integrated appliances, fully-fitted carpets and user-friendly features.

- Fully fitted kitchen with Silestone quartz worktop and integrated appliances
- Feature fireplace with integrated fire
- 80% wool blend carpets fitted throughout
- Fully tiled walk-in shower room
- Spacious storage and utility cupboards
- Fitted wardrobes to master bedroom
- Automated switch on the kitchen window for ease of opening (excluding ground floor apartments)
- Beautifully landscaped gardens with summer house
- Patios or walk-on balconies to most apartments

COMMUNITY FEATURES

Move into a lively community with everything on your doorstep, to enjoy as little or as much as you like.

- Elegant table service restaurant*
- Homeowners' lounge and coffee lounge
- Activities studio, hairdressing salon* and therapy suite*
- Internal mobility scooter and bicycle store with electric charging facilities
- Wi-Fi throughout the communal areas

Enjoy the reassurance of total peace of mind, both for you and your family.

- 24/7 on-site support team 365 days a year, plus optional personal care* packages tailored to your needs
- Sophisticated 24-hour call system linked directly to the on-site team, covering the entire building
- Audio visual entry security system with viewing monitor in your apartment with controlled access to the development
- Two lifts to all floors
- Private car park with electric charging points
- Guest suite* for visiting friends and family
- Protected by a 10-year NHBC warranty

*ADDITIONAL CHARGES APPLY

All apartments are LEASEHOLD and have a Service and Well-being charge.

Tailored care packages are available at an additional cost.

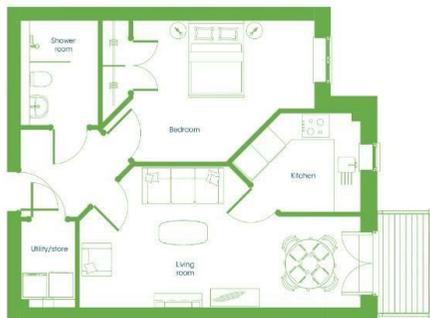
Adlington is the developer and operator of The Woodlands.

A Deferred Communal Facilities Fee and Administration Fee are payable on resale of the property.

ARL is a member of ARCO (associated retirement community operators). Pictures are for illustrative purposes only

Apartment 44
One bedroom **deluxe** apartment

Not to scale



Dimensions:	55.61 m ²	(599 ft ²)
Kitchen	3.16 m x 2.41 m	(10'5" x 7'11")
Living room	6.89 m x 3.44 m	(22'7" x 11'4")
Bedroom	4.46 m x 3.44 m	(14'8" x 11'4")
Shower room	2.56 m x 1.90 m	(8'4" x 6'3")
Utility/store	2.10 m x 1.33 m	(6'11" x 4'4")

Version 3.0 October 2023

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 5mm. Overall dimensions are usually rounded and there may be projections or recessed ceiling height into these. Please ask your Sales Advisor for specific details. Apartments are sold unfurnished unless otherwise stated.

THE WOODLANDS
HEATON MERSEY



Directions

Viewings

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

Council Tax Band

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