



Woodgrove Court | Hazel Grove | SK7 4GD

EDWARD  
**mellor**



## Features

- Stunning First Floor Retirement Apartment
- No Onward Chain
- Juliet Balcony With Garden Views
- Superbly Refitted Shower Room
- Attractively Fitted Kitchen

An exceptionally well presented retirement apartment which offers a stylish and modern interior and is being offered For Sale with No Onward Chain. The apartment is located on the first floor with lift access and enjoys a prime position within the development which enjoys views over the beautiful

communal gardens from your very own Juliet balcony and fields to the side. The modern interior makes this beautiful apartment simply ready to move into and has been enhanced with fresh carpeting and decorating and a luxurious refitted 3 piece shower room. In addition, there is an

attractively fitted kitchen with integrated appliances whilst the flat also benefits from electric storage heating, fitted wardrobes to the bedroom, double glazing and residents parking. Viewing highly recommended.



Woodgrove Court is a select development of retirement apartments in the heart of Hazel Grove and is within walking distance of local shopping facilities and good public transport links. The development benefits from a video security entry system, residents lounge and dining area, guest suite and delightful communal gardens. The accommodation on offer briefly comprises secure communal entrance door and communal areas, private entrance door, entrance hall with 2 sets of useful storage cupboards, spacious lounge and dining area with Juliet balcony, fitted kitchen, superbly refitted shower room adding a touch of real luxury and a lovely size double bedroom with built in wardrobes.



Images coming  
soon.

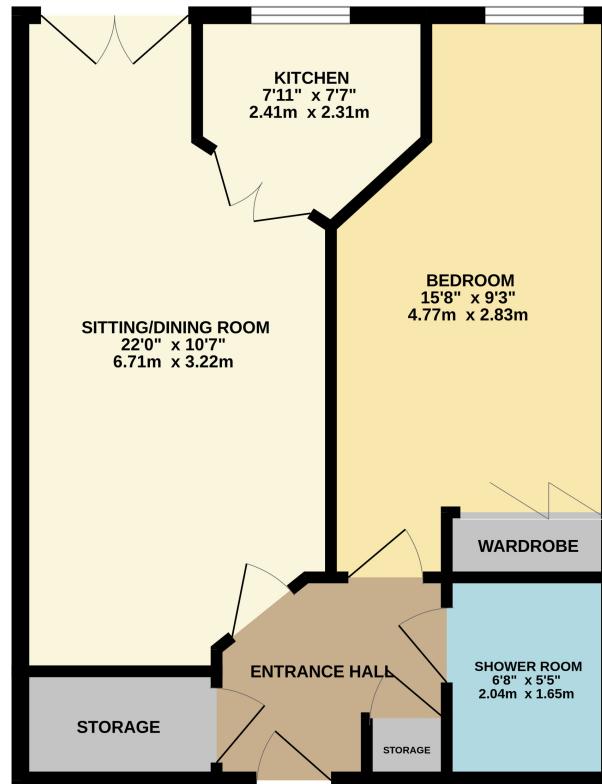


Images coming  
soon.

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

FIRST FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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## Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 106 Years

## EPC Rating

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