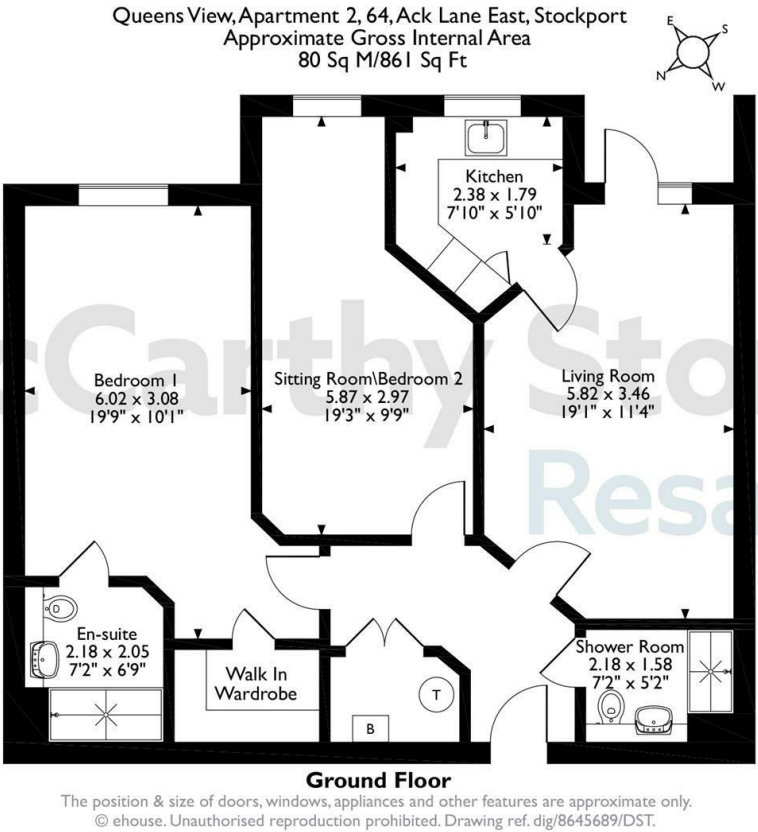




2 Queens View

64 Ack Lane East, Stockport, SK7 2DA



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £500,000 Leasehold

A bright and spacious energy efficient two bedroom ground floor apartment. This apartment benefits from French doors leading to a lovely patio, ensuite and walk in wardrobe to the master bedroom. SITUATED WITHIN A DESIRABLE RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Queens View, 64 Ack Lane East Bramhall,

2 Bed | £500,000

The Development

Queens View is in a tranquil location and within an affluent suburb south of Manchester, set within quiet residential surroundings with easy access to a bustling local community.

The development consists of 40 one and two bedroom contemporary apartments exclusively for the over 60s. All McCarthy Stone apartments are intelligently designed to be a pleasure to live in, light and spacious, they offer high specification, high quality fixtures and fittings throughout giving a stylish, modern designer feel. This retirement community is perfectly designed for socialising with friends, family and neighbours. As well as dinner and get togethers in your apartment, you'll enjoy access to to a shared garden and beautiful communal lounge, as well as a hotel style guest suite for added convenience if you have visitors to stay. Easy independent living for the over 60s

Entrance Hall

Found on the ground floor, the apartments front door the apartments front door with spy hole leads to the large entrance hall. From the hallway there are doors to a walk-in storage/airing cupboard and separate additional cloak cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour Tunstall response emergency pull cord are located in the hall. Doors lead to the lounge, bedrooms and bathroom.

Lounge

This spacious living room has the highly desirable benefit of a UPVC door leading directly onto a patio area where you can enjoy the view of the communal gardens. In addition there are two further dual aspect windows making this room bright and airy. There is ample space for dining furniture. Sky/Sky+ connection, telephone point, ceiling lights, fitted carpets and raised

electric power sockets. Partially glazed door lead onto a separate kitchen.

Kitchen

Partially tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and window above. Built in oven, ceramic hob, cooker hood and integral fridge/freezer.

Bedroom One

Double bedroom with a walk in wardrobe with plenty of hanging and storage space. Sky/Sky+ connection, telephone point, ceiling light, fitted carpets and raised electric power sockets. Separate door leads to an en-suite bathroom.

En-suite

Modern bathroom with a walk in shower. Slip resistant floor and hand rail. Low level WC, vanity unit with wash basin and mirror above. Electric heater and extractor fan.

Bedroom Two

Generous second bedroom, which could alternatively be used as a separate dining room or office. Ceiling light, fitted carpets and raised electric power sockets.

Bathroom

Fully tiled and fitted with suite with grab rail, walk in shower, low level WC, vanity unit with wash basin and mirror above. Electric heater and extractor fan.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior

communal areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge is £5,639.66 for the financial year ending 28/02/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking Permit Scheme- subject to availability

There is no parking space included with this apartment. We do still have some spaces available for purchase, please contact us for more information

Lease Information

999 years from 1st Jan 2023

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

PRICE
REDUCED

