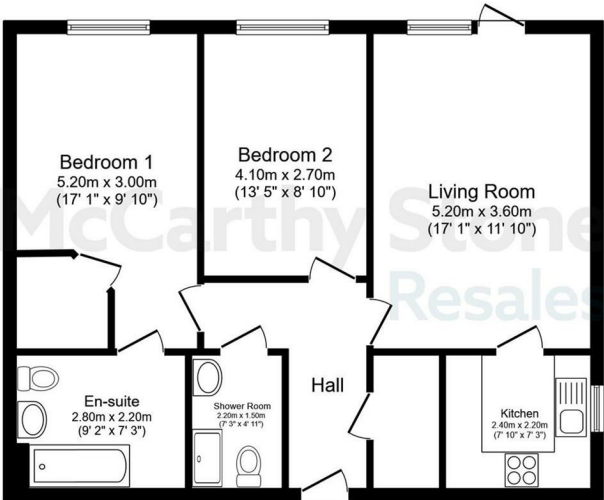
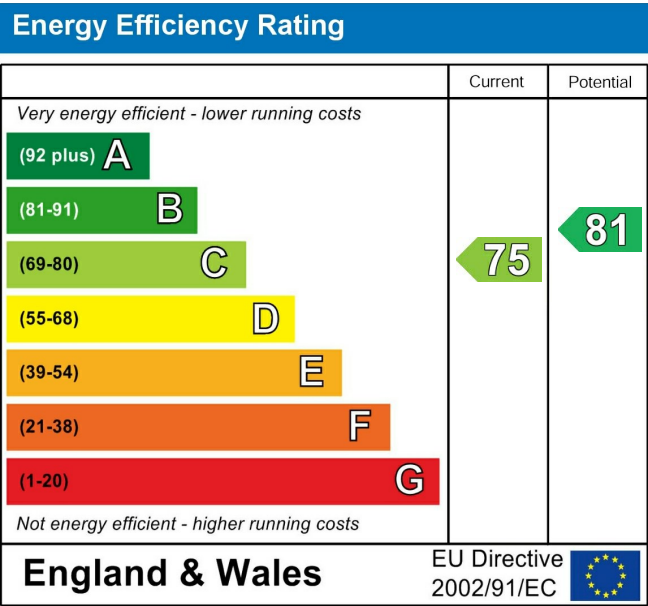
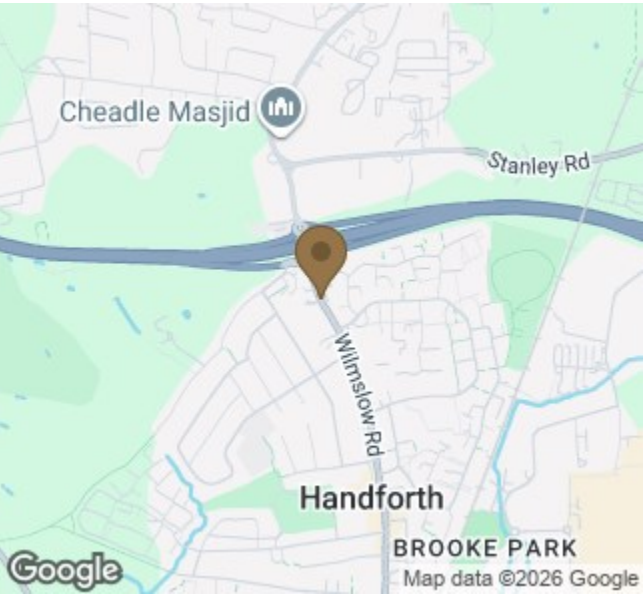




Total floor area 71.2 sq.m. (767 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Registered in England and Wales No. 10716544



6 Hanna Court

195-199 Wilmslow Road, Wilmslow, SK9 3JX

2 Council Tax Band: D

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 6 Hanna Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two double bedrooms
- Dual aspect lounge with a patio area
- Garden outlook
- Moving Made Easy - please call for further information
- 24-hour emergency Careline System for peace-of-mind
- House Manager on-site during office hours
- Communal Lounge where social events take place
- Lovely Landscaped Communal Gardens
- Guest Suite for visiting family & friends

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

6 Hanna Court, Wilmslow

 2 |  2 | Asking price £250,000

Summary

Hanna Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £20 per night - subject to availability).

Local Area

Hanna Court is conveniently located to local shops in the village. Handforth Dean Retail Park, reached via the A34 and hosts a large number of stores including Marks & Spencer, Tesco and Boots. Bus services provide easy access to surrounding, well sought after towns such as Wilmslow and Cheadle. The nearest railway station is located on Station Road in Handforth, providing links to Manchester city centre. Manchester International Airport is also close by for excursions further afield.

Entrance Hallway

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

Living Room

This spacious and beautifully light living room benefits from a dual aspect, with a large window incorporating French doors that open directly onto a private patio area, with the attractive communal gardens beyond. An additional side window allows further natural light to fill the room. The generous proportions provide ample space for both lounge and dining areas, while a

feature electric fireplace with decorative surround creates an attractive focal point. Partially glazed doors lead through to the separate kitchen.

Kitchen

Fully 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 sits below the window which provides views across the communal gardens. Eye level oven, ceramic hob, cooker hood, integral fridge & freezer and free standing dishwasher.

Master Bedroom

A spacious and well-presented bedroom featuring a garden-facing window. The room benefits from additional built-in furniture, including over-bed storage and fitted bedside wardrobes. A separate door leads through to a walk-in wardrobe, complete with fitted shelving and hanging rails. Further door leads to an ensuite bathroom.

En-suite

Fully tiled and fitted with suite comprising panelled bath with shower head, screen screen and hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and emergency pull cord.

Bedroom Two

Double second bedroom which could also be used for dining or hobby / study room, also benefiting from a garden view.

Shower Room

Fully tiled and fitted with suite comprising walk-in shower cubicle with adjustable shower head and hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and emergency pull cord.

Service Charge (breakdown)

- House Manager
- 24 hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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 Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or House Manager.

The annual service charge is £5,029.84 for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Parking Permit (Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Ground rent: £425 per annum
Ground rent review: 1st June 2028
Lease: 125 years from 1st June 2013
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy & Additional Information

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

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

