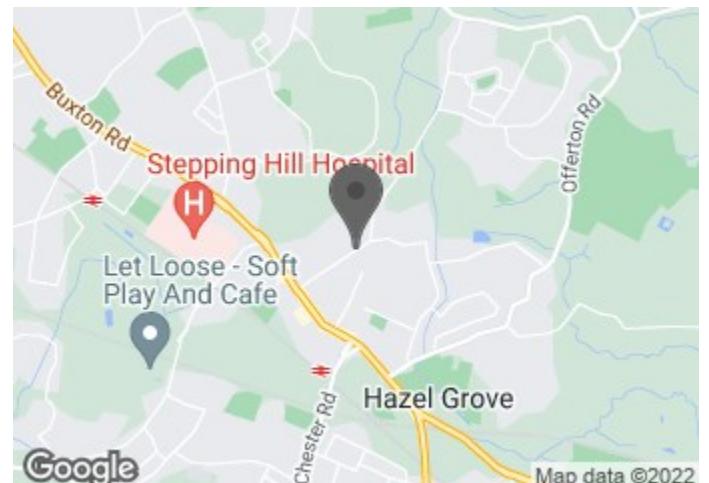


APPROX. GROSS INTERNAL FLOOR AREA 698 SQ FT / 65 SQM	Hampson court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 01/12/21
	photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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**McCARTHY STONE
RESALES**

40 HAMPSON COURT
COMMERCIAL ROAD, STOCKPORT, SK7 4BP



Spacious ONE BEDROOM third floor apartment with AMAZING VIEWS toward the Peak District in this sought after MCCARTHY STONE retirement development for the OVER 60'S in bustling HAZEL GROVE convenient for local amenities and transport links.

ASKING PRICE £200,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

HAMPSON COURT, COMMERCIAL ROAD, HAZEL GROVE, STOCKPORT

LOCAL AREA

Hazel Grove is a town flourishing. It offers excellent shopping opportunities and holds various annual events throughout the year. In Hazel Grove you'll find a mix of independent and high-street retailers interspersed with delicatessens and specialist food shops, and it has a thriving cafe culture. Just 0.3 miles from the development you'll find a shopping district with plenty of convenience stores like Sainsbury's, Marks & Spencer and Aldi. Here, you can also find a number of retail shops and eateries. The beautiful flower garden at Torkington Park is 0.8 miles away and is perfect for a stroll. The development is also only 0.6 miles from Hazel Grove Railway Station, which provides travel into the city centre.

There are also great transport links locally. The area is served by regular bus services and Hazel Grove train station is less than a mile away. By car, there are strong road links to both the north and the south of the country, as well as easy access to the Peak District National Park and the open countryside of the Cheshire Plain.

What's more, Stockport town centre is less than 2 miles away. Here you can make the most of the huge indoor and outdoor market held multiple times a week. Browse the vintage goods, food and collectables on offer from over 50 independent businesses and come home with a bargain or two! Stockport also hosts a vintage fair on the second Sunday of every month.

For film, music, theatre, dance, comedy and more, Stockport Plaza has all you could ask for. Enjoy fantastic performances while sitting in its sumptuous period setting. And, in the Plaza's cafe, be transported back to the height of art deco period while you enjoy a spot of lunch or perhaps afternoon tea with friends.

HAMPSON COURT

Set in the heart of the bustling town of Hazel Grove just 400m from a wealth of amenities, retiring to this elegantly designed McCarthy Stone development will keep you within the hubbub of day-to-day life.

Hampson Court comprises 41 stylish retirement apartments. At its centre is a luxurious Social lounge, with a state of the art media system, wine cooler and coffee making facilities meaning you can to spend time with your neighbours and friends or sit



back and relax with a drink. When the sun's out, the landscaped garden is a beautiful place to relax and enjoy the outdoors. Being so close to the heart of Hazel Grove means you're within easy reach of all that you need on a daily basis. There is a range of supermarkets including a Marks & Spencer Foodhall, as well as many independent shops, various banks, a post office, a library and a great selection of pubs, restaurants and cafes right on your doorstep.

The House Manager is on site during office hours and oversees the development day-to-day and who is on hand should you need anything. And, in case of emergencies, there's a 24-hour call system. For your peace of mind, your television can also be connected to the camera entry system, so you'll be able to see any visitors before you let them in.

HALLWAY

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response and security door entry system with intercom is situated in the hall along with illuminated light switches, and a smoke detector. From the hallway there is a door to a utility room/walk-in storage cupboard which houses the washer/dryer. Further doors lead to the lounge, bedroom and shower room.

LOUNGE

This spacious living room benefits from double opening doors opening out to a Juliet balcony overlooking the communal grounds and offering amazing views toward the Peak District. There is space for a dining table and chairs. Wall mounted electric heater. There are TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads into the separate kitchen.

KITCHEN

A modern fitted kitchen with a range of high gloss 'soft close' wall and base cupboards and drawers with a granite effect work surface with inset sink and drainer with mono lever tap and window above. Integral appliances comprise of an oven, ceramic hob with cooker hood over and fridge/freezer. Tiled flooring, adjustable spot lights and under pelmet lighting.

1 BED | £200,000

BEDROOM

Double bedroom with window. Ceiling light, TV and phone point, raised power sockets and wall mounted electric heater. The bedroom also benefits from a large walk-in wardrobe fitted with shelving and hanging rails.

SHOWER ROOM

Partially tiled walls and tiled flooring, fitted with a WC, wash hand basin and mirror above, walk-in shower cubicle with adjustable shower head and hand rail. Electric heated towel rail.

CAR PARKING

Car park spaces are available for purchase, cost £5,000. Please speak to the House Manager or Property Consultant for additional information.

SERVICE CHARGE

- House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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 contact your Property Consultant or House Manager.

Service charge: £2,238.72 pa (for financial year ending 04/23)

LEASEHOLD INFORMATION

Lease Length: 999 years from 2020

Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

