
LADYBOWER COURT
jordan fishwick

34 Ladybower Court North Road, Glossop, Derbyshire, SK13 7AQ

A well presented second floor retirement apartment, located at the rear of the building and overlooking the gardens within this McCarthy & Stone development, a quarter of a mile from the town centre and comprising an entrance hall, living room with dining area, a re-fitted kitchen with oven and hob, dishwasher and fridge/freezer, two bedrooms and a refitted shower room. House manager and 24hr Careline, residents lounge, kitchen and laundry room, lovely gardens and parking. Energy Rating C

£239,950

Viewing arrangements
Viewing strictly by appointment through the agent
44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

Directions
From our office proceed in a Westerly direction and at the traffic lights turn right into Arundel Street. Continue up the hill, under the bridge and turn left into North Road where the apartments are immediately on the left.

GROUND FLOOR

Main Reception & Residents Lounge
Secure access with a camera at the main entrance allowing residents to view any visitors before letting them in. Residents are also able to talk to any visitors on the intercom system and unlock the main door from their apartment.

The residents lounge is at the front of the building, has a kitchen area and all residents also have the use of a laundry room. Lift and stairs to all floors.

SECOND FLOOR

Private Entrance Hall
Cloaks cupboard with electric consumer unit and meter, entry phone and doors leading off to:

Living Room
12'11 (11'9 min) x 11'1 plus 7'9 x 7'3
Three Pvc double glazed windows, Creda electric storage heater, tv aerial and telephone points, electric coal effect fire and fireplace, doorway to:

Kitchen
7'4 x 6'11
Refitted with a range of shaker style units including base cupboards and drawers, integrated slimline dishwasher, built-in electric oven, work tops over with an inset single drainer stainless steel one and a half bowl sink unit and mixer tap, ceramic hob, integrated fridge/freezer, matching wall cupboards and filter hood, electric heater and pvc double glazed window.

Bedroom One
15'5 (plus rec) x 9'7
Two pvc double glazed windows, Creda electric storage heater and built-in wardrobes with folding mirror doors.

Bedroom Two
11'2 (plus rec) x 8'9
Pvc double glazed window, electric heater and shelving.

Shower Room
Refitted with a corner shower cubicle, wash hand basin with mixer tap and vanity drawers, close coupled wc and chrome finish towel radiator.

OUTSIDE

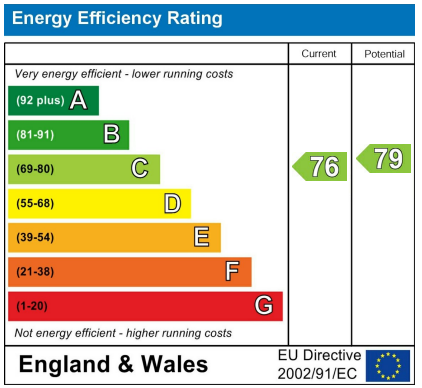
Communal Gardens & Parking

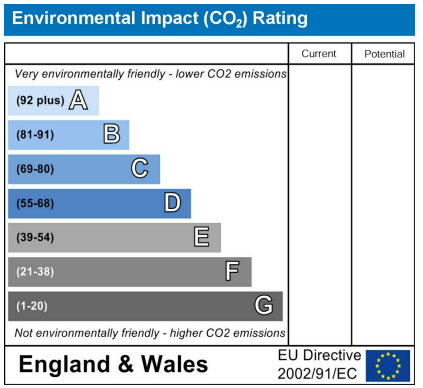
Service Charge
Please note this property is only available for the over 60's (single occupancy) or 55 (dual occupancy if accompanied by an over 60).

A service charge is applicable and details are available on request.

Our ref: Cms/cms/0624/25

Agents Notes - HMRC Directive
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





Email: glossop@jordanfishwick.co.uk











TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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