



Apartment 5, Woodbury Park,
73, Torkington Road, Hazel Grove,
Stockport SK7 4RL

Fabulous two bed, two bath, first floor apartment in this very select 16 year-old development situated close to Hazel Grove village centre, Torkington Park, Stockport Golf Club and Torkington Primary School.

Guide Price: £



SUMMARY:

Two bed, two bath, first floor apartment in this very select 16 year-old development situated close to Hazel Grove village centre, Torkington Park, Stockport Golf Club and Torkington Primary School. Good road and rail links. Entryphone, lift, electric central heating, double glazing, alarm. Attractive, well maintained communal areas. The contemporary interior briefly comprises: entrance hall, 18'6" living room, fitted kitchen with integrated appliances, two double bedrooms (master with en-suite shower room/wc) and bathroom/wc with shower. Secure, designated car parking (with electronically operated gates) for residents and their visitors. Landscaped communal gardens. Immediate vacant possession is available with no onward chain.

LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Marple, Disley, Poynton, Bramhall, Stockport, Macclesfield, Wilmslow and Manchester Centres, MediaCity UK, International Airport and access points to the national motorway network are all within comfortable commuting distance.

DIRECTIONS:

From our Hazel Grove office turn right onto the A6/London Road. Turn left at the first set of traffic lights into Torkington Toad. Follow the road around to the left whereupon Woodbury Park can be found just after the bend on the left hand side just before it continues into Offerton Road. When viewing and arriving by car, please turn into the old part of Torkington Road (at the bollards opposite the site) and park up there before crossing the road by foot to the front main entrance door.

GROUND FLOOR

COMMUNAL ENTRANCE PORCH AND HALL

Canopied porch with mail boxes and security entryphone system, entrance hall with courtesy lighting, polished woodblock flooring, background heating, meter cupboards, lift and staircase to all floors, security door to the car park and rear gardens.

FIRST FLOOR

LANDING

Double glazed window, background heating.

PRIVATE ENTRANCE HALL

Cornice, radiator, cupboard housing hot water cylinder, utility cupboard with electricity consumer unit and plumbed for automatic washing machine, CH programmer, entryphone receiver.

LIVING ROOM (REAR)

5.64m x 4.24m (18'6" x 13'11") max. Two double glazed windows, radiator, cornice, ceiling downlighters, dimmer light switch, double doors to kitchen.

KITCHEN (REAR)

3.48m x 1.93m (11'5" x 6'4") max. Range of fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, illuminated work surfaces, integrated cooker of electric oven/grill and hob with extractor hood over, integral dishwasher, fridge and freezer, tiled floor, ceiling downlighters, double glazed window.

MASTER BEDROOM (REAR)

4.55m x 2.97m (14'11" x 9'9") max. Double glazed window, radiator, cornice, door to en-suite.

EN-SUITE (REAR)

2.01m x 1.88m (6'7" x 6'2") max. White and chrome suite of quadrant shower cubicle with built-in chrome shower, wash hand basin, low level wc, ceiling downlighters, extractor fan, tiled walls and floor, chrome towel warmer/radiator.

BEDROOM 2 (REAR)

3.38m x 2.84m (11'1" x 9'4") max. Double glazed window, radiator, cornice.

BATHROOM (REAR)

2.11m x 1.88m (6'11" x 6'2") max. White and chrome site of panelled bath with shower/mixer tap, wash hand basin, low level wc, ceiling downlighters, extractor fan, chrome towel warmer/radiator, tiled walls and floor.

OUTSIDE

GROUNDS

Landscaped communal gardens and secure parking. Lawned areas, planted beds and borders, evergreens, patios, timber store with lockers, block paved car parking with one designated space for the residents of flat no 5. Electronically operated main gate to car park.

TENURE:

We are advised by the present owners that the property is long leasehold residue of 999 years from 1st January 2007 subject to a ground rent of £307.41 per annum. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

SERVICE CHARGE:

We are advised by the present owners that the current service charge is £120.00 per month. We would recommend that your conveyancer checks the accounts prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is D. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is B. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

