



Guide Price **£120,000**
Marple Road, Offerton, Stockport, SK2 5EL



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NO CHAIN

Welcome to Vernon Court where you will find this lovely GROUND FLOOR RETIREMENT APARTMENT for the OVER 60's. Being well placed in the development thus afforded the benefit of featuring a patio door off the lounge opening to the patio and communal gardens beyond.

This home comprises entrance hallway, living room (with a door opening directly onto a patio area and communal gardens beyond), separate kitchen, a fitted double bedroom and a shower room/w.c.

This development is immaculately maintained and well thought out with the benefit of a communal lounge and kitchen area (a social hub where social gatherings can over-spill) and a laundry room which gives a real community feel and company if one should wish. There is also a guest suite available to be pre-booked if you have friends or family to stay.

We understand that a variety of events and activities are held in the communal lounge to bolster the sense of community and develop friendship.

A dedicated on-site manager is available to offer support when needed.

Residents also benefit from well kept communal gardens and there is off road parking (on a first come, first serve basis).

Well worthy of a viewing for you to appreciate all that this apartment has to offer.

EPC - C

Council Tax - TBC

Service Charge: £225.50 per month (including water)

Ground Rent - £425 per annum

Lease has the balance 125 years remaining from 2008

Ground Floor

Hallway - 10' 2" x 3' 9" (3.11m x 1.15m) The home is accessed from the communal corridor via a timber door. Pull cord for 24 hour emergency call system. Storage cupboard housing hot water tank.

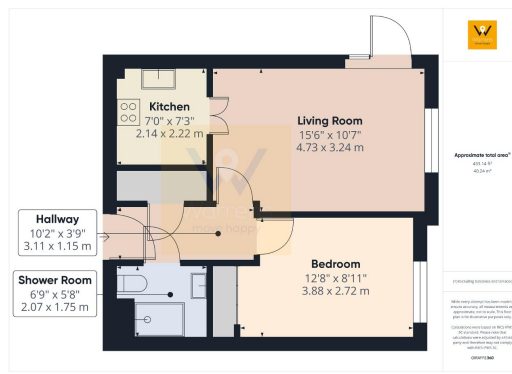
Living Room - 15' 6" x 10' 7" (4.73m x 3.24m) A double glazed patio door gives access out to a patio area and then onto the communal gardens. Double glazed window. Electric convection heater. Double doors to the kitchen.

Kitchen - 7' 0" x 7' 3" (2.14m x 2.22m) Fitted with wall, drawer and base units. Work tops incorporate a stainless steel sink and drainer. Integrated electric oven. Integrated electric hob with extractor hood over. Part tiled walls. Vinyl flooring.

Bedroom - 12' 8" x 8' 11" (3.88m x 2.72m) Double glazed window. Mirror fronted wardrobes. Electric convector heater.

Shower Room / W.C. - 6' 9" x 5' 8" (2.07m x 1.75m) Fitted with a double shower cubicle with bar shower and in-built folding seat / grab rail. Wash basin with vanity storage below. Low level wc. Pull cord. Heated towel rail and electric convector heater. Tiled walls. Mirror with light over.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to enquiries@warrensonline.co.uk.