



## Flat 35 Grove Court Chapel Street, Hazel Grove, Stockport, SK7 4HT

Harratts Property Services presents an exclusive opportunity to own this charming one-bedroom retirement apartment on the 2nd floor. Designed specifically for individuals over 60, this apartment is situated in a sought-after development that boasts exceptional communal facilities, right at the heart of the vibrant village center.

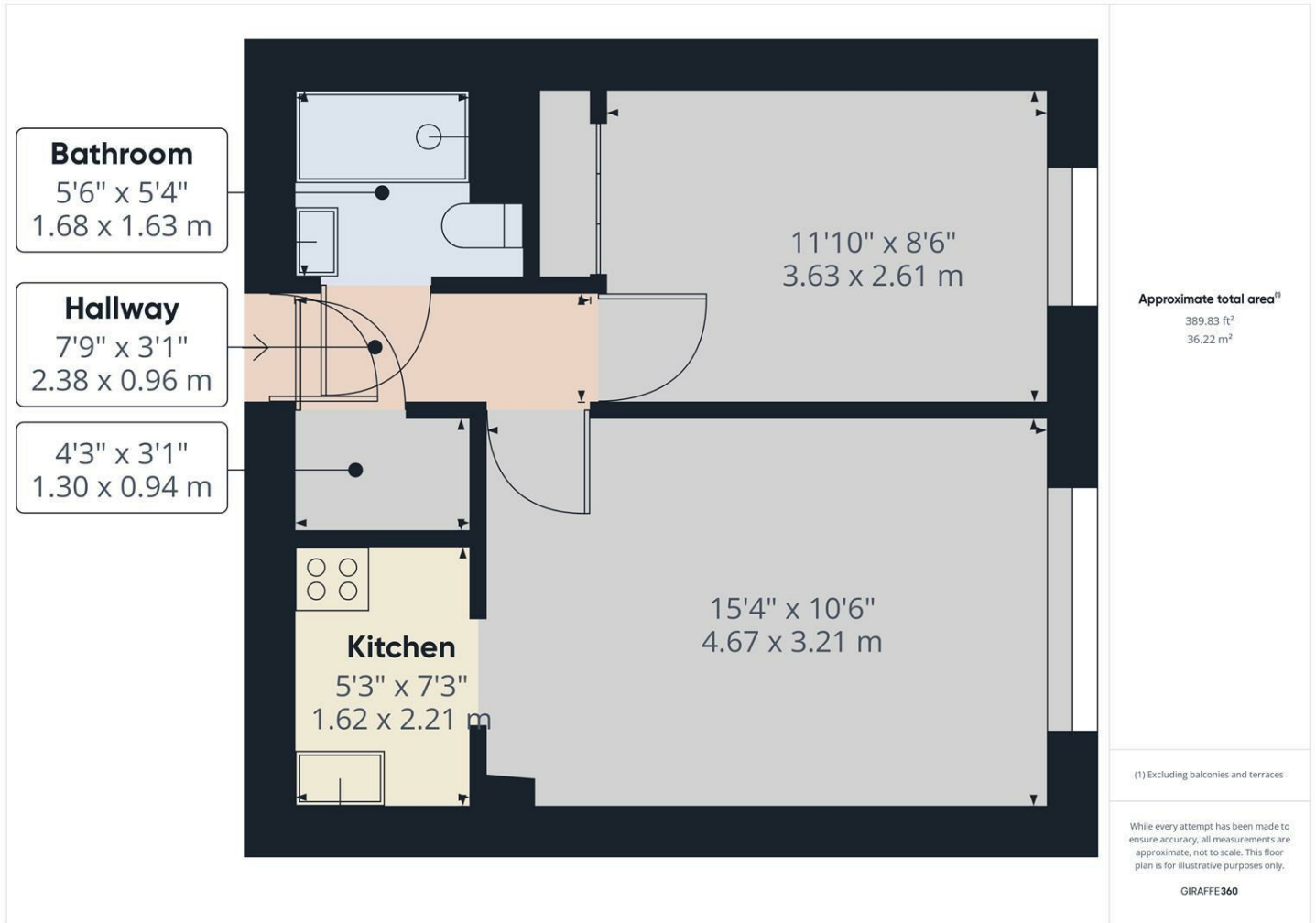
The apartment itself is in impeccable condition, offering a comfortable living space for its residents. With the added convenience of a dedicated house manager, a 24-hour emergency call-out service, a laundry room, electric heating, double glazing, and a security entryphone system, every aspect of safety and comfort is taken care of.

The accommodation is designed to be easily managed, comprising a welcoming hall, a spacious living room, a well-appointed kitchen, a modern shower room, and a comfortable double bedroom complete with a built-in wardrobe. The apartment also benefits from access to communal gardens and car parking facilities.

With immediate vacant possession available and no onward chain, this apartment is ready for its new owner to move in and make it their own. Don't miss out on this incredible opportunity - contact our office today to arrange a viewing. Call us on 0161 791 1350 and let us guide you through this exceptional property.

- **\*\*\*NO CHAIN\*\*\***
- **24 hour emergency call-out service**
- **Landscaped Communal Gardens & Parking Facilities**
- **Communal Lounge**
- **Lift Access To Apartment**
- **Retirement Development Situated In The Heart Of The Village**
- **Over 60's Only**

**£82,000**



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |