



12 Oakford Court, Newshaw Lane, Hadfield, Glossop, Derbyshire, SK13 2AB

** SEE OUR VIDEO TOUR **

For those aged 55 and over, a well presented ground floor retirement flat, part of a select development of 27, completed in 2007 and located to the side of the building with two bedrooms, living room with patio doors overlooking the adjoining cricket ground, fitted kitchen with appliances, shower room, part time house manager and 24hr pull cord system, residents lounge and laundry room, lovely communal gardens. No Onward Chain.
Energy Rating C

Offers Over £130,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next set of traffic lights and at the second set turn right into Shaw Lane. Follow the road round into Newshaw Lane. Continue up the hill, Oakford Court is on the right hand side and this particular flat is located to the side of the building.

GROUND FLOOR

Main Reception & Residents Lounge

FIRST FLOOR

Private Entrance Hall

Storage cupboard, access to the loft space, electric heater and doors leading off to:

Living Room

16'4" x 10'10"

Pvc double glazed patio doors leading out to the communal gardens, Dimplex electric heater, tv aerial point and opening through to:

Kitchen

9'10" x 6'7"

A range of fitted kitchen units finished in white and including base cupboards and drawers, built-in electric oven and hob, integrated dishwasher and fridge/freezer, work tops over with

an inset single drainer stainless steel sink unit and mixer tap, matching wall cupboards with under unit lighting and filter hood.

Bedroom One

15'6" x 9'2"

Pvc double glazed window and Dimplex electric heater.

Bedroom Two

12'8" x 7'2"

Pvc double glazed window and Dimplex electric heater.

Shower Room

A white suite including a walk-in shower cubicle, pedestal wash hand basin and close coupled wc, chrome finish electric heated towel rail.

OUTSIDE

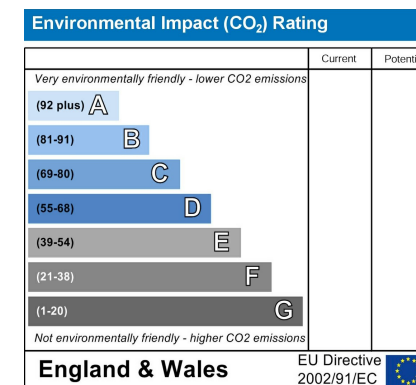
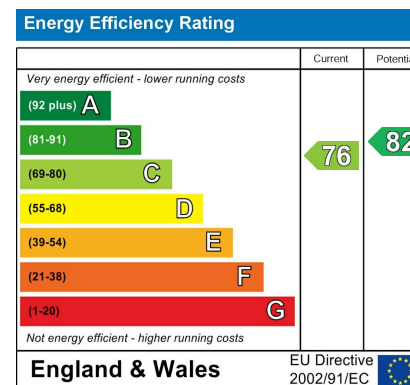
Communal Gardens and parking

Note

There is a service charge applicable - details available on request.

The development is for Independent living and all purchasers have to be able to prove by GP letter before the sale can complete that they can live independently and escape the property unassisted in the event of an emergency.

Our ref :Cms/cms/0125/22





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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44 High Street West, Glossop, Derbyshire, SK13 8BH

01457 858888

glossop@jordanfishwick.co.uk

www.jordanfishwick.co.uk

