



# 24 Oakford Court, Newshaw Lane, Hadfield Glossop, Derbyshire, SK13 2AB

**\*\* SEE OUR VIDEO TOUR \*\***

**\*\*REDUCED\*\*** For those aged 55 and over, a well presented first floor retirement flat, part of a select development of 27, completed in 2007 and located to the rear of the building with two bedrooms, living room with Juliet balcony and patio doors, fitted kitchen with appliances, bathroom with shower, part time house manager and 24hr pull cord system, residents lounge and laundry room, lovely communal gardens adjoining the local cricket ground and parking. Energy Efficiency Rating C

## Offers In The Region Of £117,500

### 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 rear 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"

Double glazed patio doors and Juliet balcony, tv aerial point, electric heater and opening through to:

### Kitchen

9'9" x 6'8"

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

15'7" x 9'2"

Pvc double glazed window and electric heater.

### Bedroom Two

12'8" x 7'2"

Pvc double glazed window and electric heater.

### Bathroom

A white three piece suite including a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, close coupled wc, electric chrome finish towel radiator heater and pvc double glazed window.

## OUTSIDE

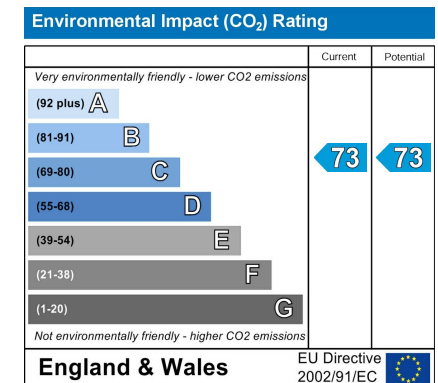
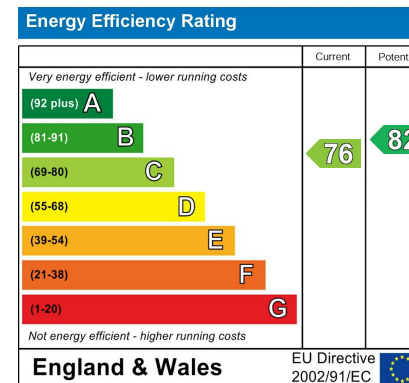
### Communal Parking & Gardens

#### Note:

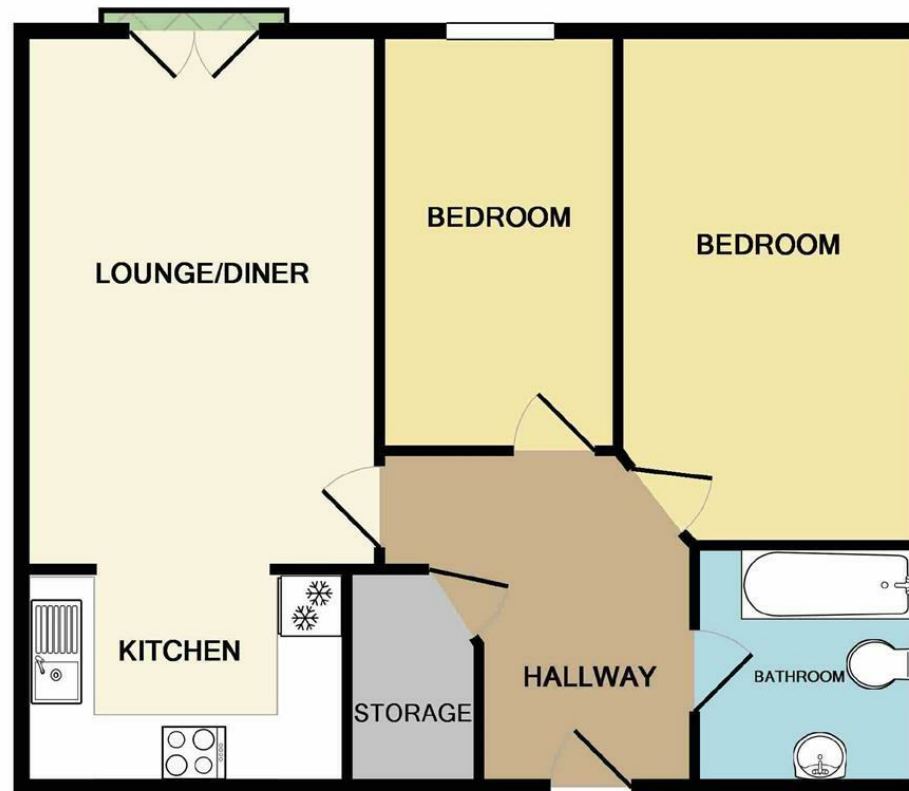
There is a service charge applicable - details available on request.

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/0122/19







TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.5 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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