



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

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 at the rear, including two bedrooms, living room with Juliet balcony and fitted kitchen with appliances, shower room, house manager and 24hr Careline, residents lounge and laundry room, lovely gardens adjoining the local cricket ground and allocated parking. 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 rear of the building.

GROUND FLOOR

Main Reception & Residents Lounge

Lift and stairs to:

FIRST FLOOR

Private Entrance Hall

Electric heater.

Living Room

16'5" x 10'10"

Pvc double glazed patio doors and Juliet balcony, tv aerial and telephone points, entry phone, electric heater and archway leading through to

Kitchen

9'9" x 6'6"

A range of fitted kitchen units finished in white and comprising base cupboards and drawers, work tops over, inset single drainer stainless steel sink unit and mixer tap, integrated dishwasher, stainless steel finish electric oven

and hob, filter hood over, matching wall cupboards with under unit lighting, integrated fridge and freezer, extractor fan.

Bedroom One

15'8" x 9'2"

Electric heater and pvc double glazed rear window.

Bedroom Two

12'8" x 7'2"

Electric heater and pvc double glazed rear window.

Shower Room

OUTSIDE

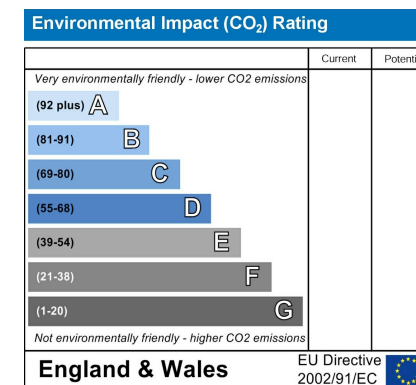
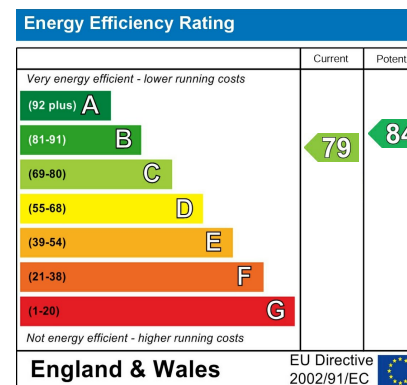
Communal Gardens & Parking

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/0715/22





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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