



# 6 Ladybower Court, North Road, Glossop, Derbyshire, SK13 7AQ

A ground floor retirement apartment, part of this McCarthy & Stone development, located at the rear of the building and leading out to the gardens, within a quarter of a mile from the town centre and comprising an entrance hall, living room with dining area, a fitted kitchen with oven and hob, a double bedroom with wardrobes and shower room. House manager and 24hr Careline, residents lounge, kitchen and laundry room, lovely gardens and parking. No Onward Chain. Energy Rating C

## Guide Price £150,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Directions

From our office proceed in a Westerly direction and at the traffic lights turn right into Arundel Street. Continue up the hill, under the bridge and turn left into North Road where the apartments are immediately on the left.

### GROUND FLOOR

#### Main Reception & Residents Lounge

Secure access with a camera at the main entrance allowing residents to view any visitors before letting them in. Residents are also able to talk to any visitors on the intercom system and unlock the main door from their apartment.

The residents lounge is at the front of the building, has a kitchen area and all residents also have the use of a laundry room. Lift and stairs to all floors.

#### Private Entrance Hall

Cloaks cupboard with electric consumer unit and meter, entry phone and doors leading off to :

#### Living Room

19'3" x 11'3" (max) 8'7" (min)

Pvc double glazed window and door leading out to a patio and gardens, Dimplex electric storage heater, electric fire and fireplace, double opening doors to:

## Kitchen

8'11" x 5'8"

Fitted base cupboards and drawers, work tops over with an inset single drainer stainless steel sink unit, split-level electric oven and ceramic hob, filter hood and wall cupboards, electric heater and pvc double glazed window.

## Bedroom

13'10" (max) x 8'7" (plus recess)

Pvc double glazed window, Creda electric storage heater and fitted wardrobes with folding mirror doors.

## Shower Room

Shower cubicle, wash hand basin with vanity unit and low level wc, extractor fan and electric heater.

## OUTSIDE

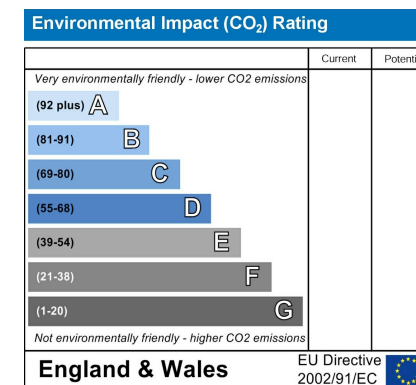
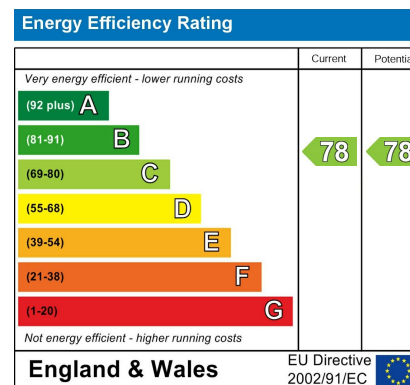
### Communal Gardens & Parking

### Service Charge

Please note this property is only available for the over 60's (single occupancy) or 55 (dual occupancy if accompanied by an over 60).

A service charge is applicable and details are available on request.

Our ref: Cms/cms/0307/24





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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